

SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

LAND USE ELEMENT

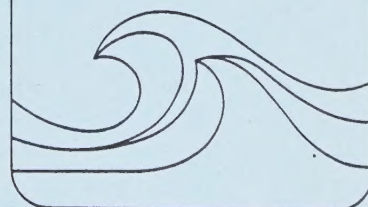
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FRAMEWORK FOR PLANNING

**LOCAL
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PROGRAM**





SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

LAND USE ELEMENT

FRAMEWORK FOR PLANNING





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LAND USE ELEMENT

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THE LAND USE ELEMENT
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

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Adopted by the San Luis Obispo County Board of Supervisors
September 22, 1980 - Resolution 80-350
Program Certified by the California Coastal Commission
February 25, 1988

PREFACE

Residents of San Luis Obispo County have historically enjoyed a rare blend of Mediterranean climate, superb physical setting and hospitable living. The county has been fortunate in avoiding many environmental, social and economic problems that have occurred elsewhere. However, continuing population growth encouraged by these amenities has presented the county with the necessity of making far-reaching land use decisions.

We depend upon the land for food and fiber, space to live and work, water supply, wildlife, recreation, waste disposal and other numerous resources. Land use decisions must balance an increasing demand for new areas where development can occur, with the need to preserve the environment upon which the population depends. As a result of competing demands for the use of land, the interest of the public in the development and the use of private land must be clearly defined. The county population will continue to grow, which the amount of land and resources available to accommodate growth are limited.

Decisions to establish new land uses must occur within a regulatory framework that considers the needs of a particular use as well as the characteristics of the development site and its surroundings. Development should assist in maintaining, and hopefully improving the long-term quality and productivity of the land. This Land Use Element and the accompanying Land Use Ordinance provide the framework for county decisions on land use and development, and represent the values and goals of the county regarding land use. It will be up to both public agencies and the private entrepreneur to implement these values in the future development of the county. Difficult choices will arise, but we must remember that we are planning so that our children, future residents and visitors may continue to enjoy the benefits of San Luis Obispo County we now share.

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CHAPTER 1: INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element (LUE) is a plan describing the official county policy on the location of land uses and their orderly growth and development. The Land Use Element is one of several parts (elements) of the San Luis Obispo County General Plan. The Land Use Element also incorporates the Land Use Plan portion of the County Local Coastal Program. The plan has been prepared in accordance with state law, and has been adopted by the county Board of Supervisors. The LUE coordinates policies and programs in other county general plan elements that affect land use, and provides policies and standards for each community. In addition, the LUE will serve as a reference point and guide for future land use planning studies throughout the county.

Authority

California law requires each county to establish a planning agency to develop and maintain a comprehensive long-term general plan. The Government Code (Section 65302a) mandates a land use element designating the proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of the lands. The land use element is to include standards of population density and building intensity recommended for the territory covered by the plan, and is also to identify areas subject to flooding. (Those areas must be reviewed annually.)

Scope and Purpose

The state guidelines for the preparation of general plans require the Land Use Element to include:

1. Identification of land use issues.
2. Land use policies and proposals, distinguishing among any short, middle and long-term periods of fulfillment.
3. A description of land uses and land use intensities, including the relationships of such uses to social, environmental and economic goals and objectives.
4. Standards and criteria for physical development within each use area with consideration for land capacity.
5. A description of the land use pattern, including text and a diagram or other graphic such as a map.
6. An outline for implementation, describing measures necessary to achieve land use objectives and policies, and the timing or staging of plan implementation.

General plans are implemented primarily through zoning and subdivision regulations. Implementation of general plan policies also occurs through government activities such as capital improvement programs, public works, property acquisition, tax programs, and through voluntary actions of the private sector. State law requires zoning and land divisions to be consistent with the adopted general plan.

Planning Approach

This Land Use Element has been designed to support county land use decisions as part of a continuing process instead of being a rigid, static plan. To achieve that objective, the LUE has been structured and is used differently than traditional land use plans or zoning. As in previous plans, land use maps illustrate long-term land use and growth policies, but now are also used to evaluate current development proposals in much the same way as former district maps of the zoning ordinance. The LUE will also accommodate more detailed, regular review of its policies, and updating of supporting information in response to changing conditions.

In conjunction with preparation of the LUE, the Zoning Ordinance has been replaced with the Land Use Ordinance (LUO) for inland areas of the county, and the Coastal Zone Land Use Ordinance (CZLUO) for areas within the coastal zone.

The LUO and CZLUO are comprehensive collections of development standards and review procedures. Together, the Land Use Element and Ordinance are an integrated land use policy and regulatory system. The LUE establishes where land uses may be located. The ordinances regulate site design and development. No use required to have a permit by the LUO or CZLUO can be approved unless it is consistent with the Land Use Element. In general, the LUE allows a wider range of land uses than zoning that attempts to maintain harmonious land uses by rigidly segregating uses in separate districts. The performance standards of the Land Use Ordinances ensure compatibility of adjacent uses.

During the studies that produced the structure and procedures of the Land Use Element, land use policies were formulated through review of two kinds of information. First, existing county land use policies were accepted as the foundation for the document. Before the Land Use Element, county land use policies were in various general plan elements, individual community plans and adopted specific plans (see "Relationship to Other Adopted Plans"). The LUE did not attempt to redefine those policies, but incorporated them into a more consistent framework. Changes occurred only where current information showed clear shifts in local conditions, invalidating previous policy decisions. Information that supported the review of existing policy was a broad data base on both natural and man-made features of the county landscape. The data provide a current perspective on county economic, social and physical conditions affecting land use. Characteristics considered included natural features (vegetation, soils, slopes and hazards); and man-made features (existing land use, parcel sizes, ownership patterns, and current zoning). The policies of the Land Use Element resulted from all those factors.

Later, the Land Use Element was amended to include and incorporate the certified local coastal program elements including the policy document and coastal planning area programs, standards and land use maps.

Organization of the Land Use Element

The Land Use Element has four major sections: Framework for Planning, the coastal program policy document, the area plans and the official maps. Framework contains policies and procedures that apply countywide, defining how the LUE is used together with the Land Use Ordinance and other adopted plans. Framework for Planning will only be used in reviewing development and land division proposals as follows:

1. The descriptions of purpose and character for each land use category in Chapter 7 will be used to review proposed amendments to the LUE maps, but not to review proposed development projects.
2. The parcel size ranges in Chapter 7 will be used with Chapter 22.04 of the Land Use Ordinance and Chapter 23.04 of the CZLUO to review proposed land divisions for general plan and Local Coastal Program consistency.
3. The allowable use charts (Table 0 and Coastal Table 0) and use definitions in Chapter 7 determine whether a land use is allowed in the land use category where a proposed site is located. The tables also determine whether the standards of Chapters 22.08 and 23.08 of the Land Use Ordinances apply in a particular land use category.

Framework for Planning also explains the criteria used in applying land use categories and combining designations to the land, and the operation of the Resource Management System. Combining designations are special map categories that identify areas of unique resources or potential hazards that necessitate more careful project review. (For example, areas that may experience flooding are included in the Flood Hazard combining designation to show where special construction techniques are needed.)

The Resource Management System (RMS) is designed to assist county decision-makers in anticipating increasing needs for resources created by growth. The RMS will assess capacities of existing critical resources, and the timing for providing or upgrading resource delivery facilities. Such improvements would then be accomplished by either the public or private sectors. The RMS is intended to support timely addition to a resource, or growth rate adjustment where a resource shortage would require longer to correct than remaining capacity allows. The RMS will be updated as new information requires, during the annual general plan review.

Part II of the Land Use Element is 12 separate area plans. The area plans refine the general policies of Framework for Planning into separate

land use issues and policies for each community. The area plans also discuss local population growth and economic conditions, public services and circulation. Dividing the county into separate areas simplified collecting information, applying policies and making localized planning decisions. Land Use Element users can review the map on page 6 to find their planning area, and the applicable area plan will list any standards that may affect a particular parcel.

Programs and Standards

The area plans describe where the land use categories are applied, and detail policies and development criteria for each community in the form of programs and standards. Programs are actions that may be initiated by the county or other identified public agency to achieve specific community or areawide objectives. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, county implementation should be based on consideration of community needs and substantial community support for the program and its related cost. Standards are criteria that must be satisfied in development planning and construction to achieve consistency with the general plan. Standards can range from establishing special setbacks in a certain community, to addressing local road improvement needs, to setting specific site planning criteria for new development. In addition, where local conditions make the countywide standards of the Land Use Ordinance or Coastal Zone Land Use Ordinance ineffective or undesirable, area plan standards (also adopted as part of the applicable Ordinance) can supercede the LUO or CZLUO standards in a particular community.

The Land Use Element Official Maps (Part III of the LUE) show how the land use categories and combining designations are applied to each parcel of land in the county. Though the area plans contain land use maps for the urban, village and rural portions of each planning area, those maps are for general information only. The official maps in the county Planning Department must be used to determine precisely what land use designations apply to particular properties.

The Local Coastal Program Policy document contains programs, policies and standards applicable to portions of the county within the coastal zone as established by the California Coastal Act of 1976.

Relationship to Other Adopted Plans

A Land Use Element for all unincorporated portions of the county was first adopted in 1941. It was later updated in 1947, and in 1966 when the Board of Supervisors adopted the Composite Land Use Plan, including all previous community plans with general county goals and standards. The Land Use Element has since been amended and updated through text amendments and revisions to individual community general plans, as recently as 1978.

A major goal of this Land Use Element was to achieve internal consistency among the various elements of the county general plan. This Land Use Element supercedes all land use plans previously adopted by the county, including general plans for unincorporated communities and county-adopted plans prepared by the cities, but it does not replace any of the other countywide general plan elements. Instead, the LUE complements the other elements by incorporating and implementing their land use concerns and recommendations.

The LUE refines the Open Space Plan by establishing land use densities which were not originally included, and also implements the Conservation, Historic, Safety, Seismic Safety, and Recreation elements by incorporating their broad-brush land use recommendations into detailed policies and standards applicable to specific geographic locations. The LUE is also, in effect, an extension of the county Circulation Element in that the LUE contains route alignment and specific improvement information not included in the Circulation Element. Since the Land Use Element at the time of its adoption is the most current expression of county land use policy, it prevails on questions of land use.

The LUE has also been amended to include the Land Use Plan and policy document of the county's Local Coastal Program as certified by the California Coastal Commission. Those provisions affect the coastal zone.

In addition to collecting the land use policies of the various countywide general plan elements, the Land Use Element also includes the most recently adopted city general plans for land use within incorporated city limits. While those plans were included for reference to show continuity between city and county planning, their inclusion also reinforces the policy of working closely with cities to achieve common land use goals. That policy recognizes land use problems and opportunities have effects which do not stop at political boundaries, and that such issues can be adequately resolved only through cooperation between affected agencies. While a city general plan may include lands beyond the city limits, the county Land Use Element will be the policy administered by the county for development in unincorporated fringe areas. The city plans will still prevail within city limits.

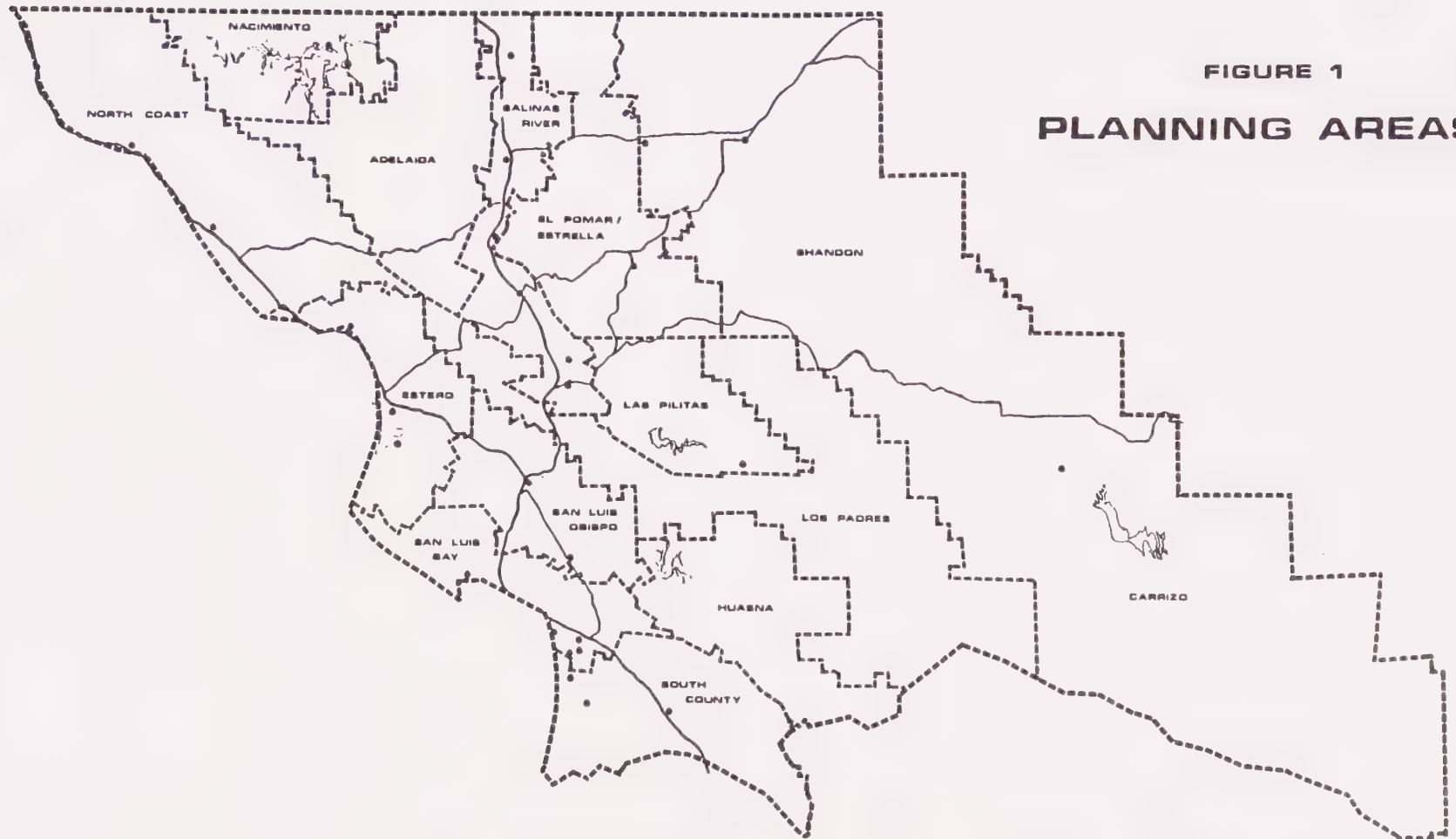
Administrative Impact

Recognition is given to the state-mandated minimum requirements for a county Land Use Element. It is also acknowledged that administration of any adopted Land Use Element will result in costs to fee payers. It is the intention of the county that the administration of the adopted Land Use Element will be such as to work toward reducing tax, fee, grant and loan supported costs.

Severability of Provisions

If any chapter, section, subsection, paragraph, subparagraph, sentence, clause, phrase or word of the Land Use Element is for any reason held to be invalid, unconstitutional or unenforceable, such decision shall not affect the validity of the remaining portions of the Land Use Element. It is hereby declared that this Land Use Element and each chapter, section, subsection, paragraph, subparagraph, sentence, clause, phrase and word thereof would have been adopted irrespective of the fact that one or more of such portions of the Land Use Element be declared invalid, unconstitutional or unenforceable.

FIGURE 1
PLANNING AREAS



CHAPTER 2: IMPLEMENTATION AND ADMINISTRATION

A. IMPLEMENTATION

As indicated in the last chapter, the Land Use Element is mainly a collection of policies; however, the way it is organized and mapped enables it to be used in evaluating land use proposals and decisions with greater precision than has been possible with former land use plans. Because it covers individual areas in such detail, the Land Use Element must have the legal support of implementing ordinances and procedures if the adopted policies are to provide meaningful guidance for land development. The Land Use Element will be implemented by both the public and private sectors through use of the Land Use Ordinance and Coastal Zone Land Use Ordinance, the agricultural and open space preserve programs, the Resource Management System (described in Chapter 4), and the county capital improvement program.

Relationship of the LUE to the Land Use Ordinance and Coastal Zone Land Use Ordinance

The principal means for applying Land Use Element and Local Coastal Program policies to land development is the Land Use Ordinances. The Land Use Ordinances eliminate the need for traditional county zoning maps by requiring that all new or altered land uses be consistent with the Land Use Element. To enable consistency to be readily determined, the LUE, LUO and CZLUO use the same series of maps instead of the traditional system with separate land use and zoning maps. Together, the Land Use Element and the ordinances serve the functions of land use plan and zoning ordinance by identifying where specific uses can be established (determined by the Land Use Element), and how such uses may be planned and developed (determined by the Land Use Ordinances). To ensure that countywide land use regulations are responsive to conditions within individual communities, the planning area standards of the Land Use Element (also adopted by reference as part of the Land Use Ordinances) take precedent over the standards of the Land Use Ordinances where standards in the two documents differ.

In replacing the former zoning ordinance, the Land Use Ordinance and Coastal Zone Land Use Ordinance must satisfy the provisions of the State Government Code (Section 65860) which require that zoning ordinances be consistent with the adopted general plan. The state statute provides further that consistency is achieved only if:

1. The county has officially adopted a general plan, and
2. The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses and programs specified in the general plan.

Those requirements for internal regulatory and policy consistency are met by the Land Use Ordinances and Land Use Element because the ordinances allows only those land uses that are entirely consistent with the Land

Use Element's allowable uses charts (Table 0 and Coastal Table 0, Part I), use definitions, planning area standards and official maps. A proposed land use or land division is consistent with the Land Use Element when:

1. The proposed use or division is allowed in the land use category in which the site for the proposed use is located;
2. The proposed use or division satisfies the standards of the Land Use Element (Part II) applicable to the specific planning area in which the site is located, including any standards that may limit the type of land uses or parcel sizes normally allowable in a given land use category;
3. The proposed use or division satisfies any combining designation planning area standards applied to the site by the Land Use Element (Part II), including any standards that may limit the type of land uses or parcel sizes normally allowable in a given land use category.

Those criteria are used by the Land Use Ordinances in testing development projects to determine whether they are consistent with the Land Use Element, and apply in addition to the standards of the Land Use Ordinance. (How the criteria are applied are defined in the Land Use Ordinance, which also explains how such determinations may be appealed.)

If a land use is proposed on a single ownership divided by the boundary between two land use categories, consistency is achieved when the proposed use satisfies the standards applicable to the category in which the project is to be located. If the project is to cross a boundary between two categories, the standards of both categories must be met if consistency is to be achieved.

Implementation of the Local Coastal Program.

The Local Coastal Program (LCP) incorporates provisions of the California Coastal Act into the county planning process. The LCP details policies, programs and standards necessary to protect, maintain and enhance coastal resources. The LCP includes three primary parts:

1. Land Use Plan - Includes the LCP Policy Document and applicable discussion, programs and standards for the four coastal planning areas: North Coast, San Luis Bay, Estero, and South County.
2. Implementing Ordinances - The Coastal Zone Land Use Ordinance (CZLUO), and applicable sections of the Subdivision Ordinance, Water Well Ordinance, and Building and Construction Ordinances
3. Other Implementing Actions - Categorical exclusions and other agreements between the county and the California Coastal Commission relating to the LCP.

The Land Use Plan and implementing Ordinances are adopted into the Land Use Element of the county general plan for implementation. All changes to the Local Coastal Program must be approved by the California Coastal Commission.

Relationship of the Land Use Element, Local Coastal Plan Policy Document, and Coastal Zone Ordinances:

The LCP Policy Document is part of the Local Coastal Program and Land Use Element. Many of its policies include programs and standards, some of which have been implemented in the Coastal Zone Land Use Ordinance (CZLUO) and planning areas standards of the Land Use Element. The following procedures will be utilized in implementing the policies, which will occur through amendments to the Land Use Element and CZLUO, the administration of various county and local agency programs in the coastal zone and through the review of certain development projects:

1. Only the numbered policies (e.g. "Policy 7") shall be used. Other text is for background purposes only.
2. Many policies have previously been implemented in applicable ordinances. Each individual numbered policy states where it has been implemented. When a policy has been implemented through ordinance, the ordinance shall prevail in the event of conflict with the policy.
3. When a policy is partially implemented through an ordinance, only the applicable portion of the policy shall prevail in case of conflict.
4. When a policy is not directly implemented by ordinance it shall be administered in the same manner as a planning area standard or program, where applicable.
5. When a planning area standard conflicts with a policy, the planning area standard shall prevail.
6. When a planning area standard conflicts with an ordinance section, the planning area standard shall prevail.
7. When a policy is a program, it shall be implemented as such.

Agricultural and Open Space Preserves

Preservation of undeveloped agricultural and open space lands through preserve contracts between the county and property owners is a technique encouraged by the state for implementing the general plan. Such contracts limit the development potential of property to agricultural uses in return for decreased property taxes. State law (Government Code Section 65910) requires that "...every city and county shall prepare and

adopt an open-space zoning ordinance consistent with the local open space plan...." Open space zoning provides an "enforceable restriction" to enable implementation of voluntary preserve contracts.

Aside from the issue of consistency with the Open Space Plan, the land use categories fulfill the open space zoning requirements of the Government Code. The Agriculture land use category substitutes for the former agricultural zoning districts by including all lands previously zoned A-3 or which were in agricultural preserve. The standards of the Agriculture land use category are consistent with adopted county agricultural preserve guidelines. In addition to being part of the Land Use Element, the adoption of the land use categories by the Land Use Ordinances provides the necessary basis for compliance with state requirements for open space zoning, by establishing the land use categories as effective use districts under the Land Use Ordinance and Coastal Zone Land Use Ordinance. The minimum parcel sizes and land use restrictions previously applicable to agricultural preserve lands under their respective contracts will continue to be applicable to those properties during the terms of their contracts. Contract provisions will continue to apply regardless of whether the Agriculture land use category specifies less restrictive criteria (if the contract was executed prior to Land Use Element adoption), as long as the contract remains in effect.

Though most lands in the Agriculture category may be eligible for the agricultural preserve program, the Rural Lands category also includes land that may be eligible for agricultural preserve. Since such areas are generally not as productive as land in the Agriculture category, establishment of future agricultural preserves will depend on whether each case satisfies current county agricultural preserve guidelines. When not already included in the Agriculture land use category, all lands for which agricultural preserves are approved will be placed in the Agriculture category by the county amending the Land Use Element.

While the county encourages agriculturally productive lands in any land use category to be entered in the agricultural preserve program, other non-productive open space lands may also be worthy of preservation. At the property owner's request, such lands could be included within an open space preserve. That program is administered in a manner similar to the agricultural preserve program, but with different guidelines. Open space preserves may be applied to lands designated in the Open Space, Recreation or Rural Lands categories, or where the Flood Hazard, Historic, or Sensitive Resource combining designations are applied.

The Capital Improvement Program

The development of public facilities and acquisition of property should be consistent with the general plan. Where development regulations (such as those contained in the Land Use Ordinances and Real Property Division Ordinance) ensure general plan conformity for the use and development of private property, the county's capital improvement program (CIP) is the bridge between the general plan and the development of public facilities. The CIP is annually reviewed for conformity with the general plan

as required by Sections 65401 and 65402 of the Government Code. Those sections require departments that prepare capital programs and construct capital projects to annually submit their proposed capital projects for inclusion in the capital improvement program report. Likewise, those sections also require, for purposes of coordination, any governmental entity in the county, special district, school district or others to annually file their proposed capital programs with the county planning agency for conformity review. Another section of the Government Code (65403) encourages special districts (school districts and others) to prepare a five-year plan for their capital improvement programs.

The CIP annual review should be coordinated with the annual general plan review process to allow for continuing responsiveness to changes in community conditions, and to determine the ability of the county to financially support new facilities. The full potential of a CIP can be most effectively realized if the program is based upon the long-range perspective of community needs identified in the general plan.

The general plan itself contains recommendations that imply appropriate timing or sequencing of various projects. Because major projects are usually planned, funded and constructed over several years, a multiple-year CIP is being developed, the first year of which will be reviewed for general plan conformity. A close examination of the Land Use Element will identify many projects that may be considered in the capital improvement program. However, inclusion of such projects in the CIP will be dependent upon the availability of funds which will likely continue to become more limited over time.

Status of Existing Plans

All previously adopted general plans for the unincorporated communities of the county have been repealed with the adoption of the LUE, and individual community plans are now contained within the area plans of the Land Use Element. Countywide elements, however, (the Open Space Plan, Seismic Safety Element, etc.) remain in effect, and with the Land Use Element comprise the total San Luis Obispo County General Plan.

The multiple-element nature of the general plan creates special problems with respect to the requirements of state planning law. In the same way that zoning regulations must be consistent with the general plan, the various general plan elements must be consistent with each other. That principle is reinforced by specific statutory requirements. Consistency with the Open Space Plan has been partially achieved by designing the land use categories in accord with county open space policies, and by applying land use categories in patterns that do not conflict with the Open Space Plan. Since the Land Use Element has been adopted more recently than some general plan elements, its policies have in some cases modified recommendations of the earlier documents. The Land Use Element contains the most current county policies on land use.

Whenever an amendment is proposed to any element of the county general plan, all other elements must be reviewed to determine whether they must also be amended. All elements requiring amendment will be considered concurrently to maintain continuing consistency between the various elements of the general plan.

City General Plans

The currently adopted land use plans of the incorporated cities are shown within the Land Use Element for reference only, to indicate the continuity in proposed land uses and circulation patterns immediately surrounding city boundaries. While the county has no land use authority over private lands within the city, the designations of the LUE within city limits are guides for county actions on county-owned properties within the cities. Individual city general plans and zoning regulations must be consulted to determine the regulations affecting development of private land within an incorporated city. When any city general plans are amended, changes will be reviewed by the county to evaluate their effects, if any, on the county general plan. If county policies are affected, the Land Use Element will be brought to public hearing at the next scheduled general plan amendment hearing date to consider county adoption of city plan changes.

Specific Plans and Other "Overlay" Plans

Several specific plans (defined by Government Code sections 65450 et. seq.) for large residential developments have been included in the Land Use Element. The LUE maps show land uses in accordance with the adopted plans (except where the land uses shown in certain plans have been amended in conjunction with adoption of the LUE), and the area plans include applicable standards. However, some of the original specific plans contain information and requirements applicable to their respective projects which are beyond the scope of the LUE. Consequently, those plans are to be used with the Land Use Element in reviewing projects proposed within specific plan boundaries to the extent that they are consistent with the Land Use Element.

Special Purpose Plans

Other plans that relate closely to the Land Use Element include special purpose documents such as the various county airport land use plans, the Air Quality Maintenance Plan and the Local Agency Formation Commission spheres of influence. While the LUE incorporates and refines some of the recommendations and policies of those documents, they also contain procedures, standards and basic information that is beyond the scope of the Land Use Element. As a result, those plans must be used in conjunction with the LUE in evaluating project proposals which come under their jurisdiction. In order to maintain a comprehensive, coordinated approach to county planning, the county general plan will be considered for amendment whenever one of those plans is amended, or a new "overlay" plan is adopted.

B. ADMINISTRATION

Official Maps

The official maps of the Land Use Element illustrate how the land use categories and combining designations are applied to specific parcels throughout the county. The official maps are available for review or purchase from the county Planning Department. While approximating the official maps as closely as possible given their smaller size, the maps in the LUE area plans are for preliminary reference only. The official maps themselves must be reviewed to determine the land use designations that apply to a particular parcel.

Interpretation of the Land Use Element

Map Boundaries and Symbols

In any case where uncertainty exists about the location of boundaries of any land use category or combining designation, proposed public facility symbols, circulation alignments and other symbols or lines found on the official maps, the following procedures will be used to resolve such uncertainty:

1. Where a boundary is indicated as approximately following a lot line, the lot line shall be construed to be the boundary.
2. Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right-of-way.
3. Where a boundary is indicated as approximately following a physical feature such as a stream, drainage channel, contour line, power line, railroad right-of-way, street or alley-way, the location of the boundary shall be determined by the Planning Department, based upon the character of the particular feature used as a boundary. Such determinations may be appealed to the Planning Commission as noted below.
4. In cases of large ownerships where previously approved, phased planned development proposals have been recognized by the Land Use Element (e.g., Hearst Ranch, San Luis Bay Estates), category boundaries may be related to neither property lines nor contours. In such cases, the precise location of boundaries will be determined through the review and approval of a Development Plan as set forth in the applicable Land Use Ordinance, prior to construction.
5. In other cases where boundaries are not related to property lines or contours, the standards of the area plans define the precise boundary location or the necessary procedure for determining its location.

6. Symbols used to delineate a combining designation may not be property-specific. In the case of Historic, and Extractive and Energy area symbols, the area plan text should be consulted to determine the extent of an area covered by the symbol application.
7. Symbols that indicate appropriate locations for proposed public facilities are not property specific. They indicate only the general area within which a specific facility should be established. The actual distance around a symbol where a facility could be located is defined by Chapter 8 of the LUE ("Combining Designations and Proposed Public Facilities") for schools, fire protection facilities, government facilities, parks, sewage treatment and disposal, and water treatment facilities.
8. Where the LCP Combining Designation arrow indicates an area is important for shoreline access, the purpose of the arrow is to designate a general location. The arrow is not intended to be parcel-specific. The identification of shoreline access areas was based on the need to indicate where shoreline access already exists or where it should be improved in the future in order to protect potential public prescriptive rights.
9. Where the Land use Element indicates the location of a physical feature such as a wetland, coastal stream or other environmentally-sensitive habitat, the actual location shall be determined by the Planning Department based upon more detailed biological study required by the Coastal Zone Land Use Ordinance.

Allowable Uses

In any case where a particular proposed use of land is not listed in the use definitions of the Land Use Element (Chapter 7), the Planning Director will review the use when requested to do so by letter and, based upon its characteristics, determine which of the uses listed in the definitions is equivalent to that proposed. Upon a written determination by the Planning Director that a proposed unlisted use is equivalent in its nature and intensity to a listed use, the proposed use will be treated in the same manner as the listed use for the purposes of determining where it is allowed, what permits are required and what standards affect its establishment. Determinations that specific unlisted uses are equivalent to listed uses will be recorded by the Planning Department, and will be incorporated into the use definitions during the annual general plan amendments. At the discretion of the Planning Director, allowable use interpretation requests may be forwarded to the Planning Commission for determination. Negative determinations by the Planning Director may be appealed to the Planning Commission as described below.

In the event a proposed use is found by the Planning Director (or by the Planning Commission or Board of Supervisors in an appeal) to be not equivalent to any listed use, a general plan amendment will be required. The purpose of the amendment would be to evaluate the proposed use, identify the land use categories in which it should be allowed, and identify standards for development of the use which would ensure its compatibility with a proposed site and surroundings.

Appeal of Interpretations

The responsibility for interpretation of the Land Use Element is assigned to the Planning Director; however, any interpretation applied to any project may be appealed to the Planning Commission as described in Section 22.01.042 AND 23.01.042 of the applicable Land Use Ordinance.

Coordination of Land Use Decisions with other Agencies

The Land Use Element applies to all agencies and departments of the county where their actions affect the use of land, and will be used in conformity reports on acquisition or disposal of public property (as required by Government Code Section 65402). The county, the cities, special districts, state and federal agencies have the responsibility to coordinate land use planning.

Incorporated Cities

It is the policy of the county that the incorporated cities and the county should:

1. Coordinate land use planning.
2. Make available to each other for review and comment proposed changes in their general plans, zoning and land use applications that may affect property adjacent to their boundaries.
3. Share population, housing and land use statistics and resource capacity data.
4. Share information on proposed public works recommended for planning, initiation or construction during the ensuing fiscal year that affect with other areas or have a possible effect on land use plans (e.g., park expansions, water capability for future urban expansion, etc.) in accordance with the provisions of the capital improvement program.

Special Districts and School Districts

It is the policy of the county that special districts and school districts within the county should:

1. Annually make available to staff a report on current service capabilities, including existing levels of service and present or proposed service capacities, in accordance with the requirements of the Resource Management System.
2. Annually make available to staff a list of proposed public works recommended for planning, initiation or construction during the ensuing fiscal year, in accordance with the requirements of the capital improvement program.
3. Submit proposed construction projects to the county for review, comment and findings on their conformity with the county general plan.

State and Federal Agencies

It is the policy of the county that state and federal agencies conducting land use planning activities or administering projects within the county have the responsibility for:

1. Coordinating land use planning with the county.
2. Providing technical assistance to the county planning process as necessary or as requested.
3. Notifying the Board of Supervisors of actions or programs that may affect San Luis Obispo County.
4. Submitting to the county any proposed public works projects or proposed property acquisitions within the county for review and comment and findings on the conformity of proposed projects and acquisitions with the county general plan.

Annual Review of the Land Use Element

In designing the Land Use Element to be process-oriented, the intent was to make it more responsive to changing conditions affecting land use policy than previous county plans. That objective is mandated by Government Code Section 65400, which requires the planning agency to "...render an annual report to the legislative body on the status of its [the general plan's] application." The Land Use Element will be reviewed on an annual basis to evaluate its continuing validity and impacts of policies upon: (1) the location of urban and village reserve and service lines; (2) the appropriateness of minimum parcel size ranges; (3) the distribution of land use categories; and (4) the cumulative effects and appropriate timing of land divisions. That review will be supported by monitoring land use decisions and information affecting those decisions. The review would then occur through a hearing where the results of the year's efforts would be considered by the Planning Commission. If the commission finds that information presented demonstrates a need for changes in policy or regulations, it will forward a recommendation to the

Board of Supervisors requesting that appropriate LUE amendments be initiated. The board would then base its decision on the findings and recommendations of the Planning Commission. If the annual review results in changes to LUE policies that create inconsistencies with the Land Use Ordinances, the LUO and CZLUO will also be amended (as required by Government Code Section 65856d).

Amending the Land Use Element

State law (Government Code Section 65361) provides that no mandatory element of a general plan may be amended more than four times per year. Changes which constitute an amendment to the Local Coastal Program are limited to three times per year. At those times, however, the Planning Commission may consider any number of proposals for individual changes to the LUE or other general plan elements. Hearings on proposed changes must receive public notice and be conducted as required by State law. Except in the coastal zone, the four times per year limitation does not apply to amendments requested and necessary for a single development of residential units where at least 25 percent of the proposed units will be occupied by or available to persons and families of lower moderate income (as defined in Section 50093 of the Health and Safety Code).

The LUE may be amended by changing land use categories and combining designations, programs, standards, or any other provision or policy of the plan. Amendments may be initiated by any individual or group, by the Planning Commission, Planning Director or the Board of Supervisors. Amendments to the land use maps will be treated similarly to traditional zoning map amendments. Amendments to provisions of the LUE that are part of the Local Coastal Program are not final until approved by the Coastal Commission.

Processing of Amendments

Land Use Element amendment requests will be processed as follows:

1. The request is filed with the Planning Department on the required form, accompanied by the filing fee established by the Board of Supervisors.
2. An environmental determination must be completed as required by the California Environmental Quality Act (CEQA), and state and county environmental impact report guidelines. If an environmental impact report is required, it will be completed before the proposed amendment can be processed further.
3. The Planning Department prepares a report evaluating the requested amendment and recommending a course of action. The staff report and any accompanying environmental documents are placed on the next Planning Commission agenda scheduled for consideration of general plan amendments. Notice of the hearing will be provided as required

by Sections 65351, 65854 and 65854.5 of the Government Code. In the coastal zone, notice will be provided in as required by Title 14 of the California Administrative Code and the California Coastal Act.

4. After a public hearing, the Planning Commission recommends to the Board of Supervisors what action should be taken on proposed amendments. The report from the commission includes the reasons for its recommendation and its evaluation of the relationship of the proposals to the general plan (or any affected specific plan). The approval of an amendment shall be by resolution of the commission and must be carried by the affirmative vote of not less than a majority of the total voting members of the commission. Without the required votes the proposed amendment cannot be transmitted to the Board of Supervisors for consideration (Amended 1983, Ord. 2133; 1984, Ord. 2190).
5. After a favorable recommendation from the Planning Commission, the Board of Supervisors holds a public hearing on a proposed amendment and may approve, modify or disapprove the recommendation of the Planning Commission in accordance with Government Code Sections 65354 through 65357 and 65854 through 65857 (Amended 1983, Ord. 2133; 1984, Ord. 2190).
6. On a proposed amendment where the Planning Commission does not take favorable action as described in item 4 above, the proposal may be referred back to the Planning Commission by the Board of Supervisors for reconsideration under the provisions of Government Code Section 65356:1. In this case, the applicant may submit a letter to the Planning Department for placement on a Board of Supervisors agenda, asking for reconsideration of the commission's action and request that the board find it to be in the public interest to refer the amendment request to the Planning Commission for a report. The letter is to be accompanied by the filing fee established by the Board of Supervisors for appeals. If the board agrees with the request for reconsideration, the item is set for hearing by the Planning Commission as described in item 3 above. The commission's report is to be completed within 90 days after the referral. The commission may recommend approval, conditional approval or denial of the proposal.
7. After a public hearing, the Planning Commission report is scheduled for a public hearing before the Board of Supervisors and they may take action to approve, modify or disapprove the request as described in item 5 above.
8. In the coastal zone, or for any amendment affecting the Local Coastal Program, an approved amendment is sent to the California Coastal Commission for final action. An amendment denied by the county cannot be appealed to the Coastal Commission except for public works projects or major energy facilities in accordance with Public Resources Code Section 30515 and Section 23.01.058 of the Coastal Zone Land Use Ordinance.

CHAPTER 3: INFORMATION BASE

Gathering and evaluating data about the population, economy and environment has always been an important step in formulating land use policies. This chapter provides a brief overview of those three information components reviewed in preparing the Land Use Element. A variety of adopted county reports and studies were used in preparing the LUE, including the basic information of the 1972 Open Space Plan; the 1974 Environment Plan; the 1972 Master Water and Sewerage Plan; and Basic Planning Studies (1975). The data presented here are not duplicated from those documents, but refine, expand or summarize their information. These data are presented for information only, and none of the statements shall be construed as county policy for the purpose of evaluating development proposals or the consistency of land divisions.

Accurate data on current county conditions are vital to an effective planning process. Observed trends in population growth and employment aid government agencies in identifying needs and proper locations for public services and facilities. Likewise, trends in land use (such as expanding urban areas and intensification of agriculture) are evaluated to determine their effects on the capacity of natural systems and public services. Population, economic and land use trends are also useful to private enterprise in identifying the location and extent of potential markets. As continuing growth increases, needs for government services and facilities increase. Such trends must be monitored and their impacts anticipated to ensure public needs will be met in a timely manner by both the public and private sectors.

A. POPULATION

San Luis Obispo County's population growth, although fluctuating at times, was relatively slow until 1940 when the population first exceeded 33,000. The population grew to 51,417 in 1950, and another 29,627 residents were added by 1960, increasing by 57.6% to a total of 81,044. However, the 1960s saw a somewhat declining growth rate, with a 1970 population of 105,690, an increase of 30.4% over 1960.

The population of the county is concentrated in four regions, each relating to distinct physical and trade areas:

North County - The area north of Cuesta Grade generally centered on the Salinas River, containing the communities of San Miguel, Paso Robles, Templeton, Atascadero and Santa Margarita. This area is considered in the Land Use Element as the Salinas River planning area.

North Coast - The coastal terrace and adjacent upland areas south of the Monterey County line, including the communities of San Simeon, Cambria, Cayucos, Morro Bay and South Bay (the North Coast and Estero Planning Areas).

San Luis Obispo - The inland area surrounding the county seat which is the major employment and trade center of the county, but also includes the resort community of Avila Beach.

South County - The coastal terrace, upland and near-coast valleys concentrated along Highway 101, extending from Ontario Grade south to the Santa Barbara County line, including the communities of Pismo Beach, Arroyo Grande, Grover City, Oceano, Halcyon and Nipomo (the San Luis Bay and South County planning areas).

Since 1970, the annual population growth rate of the county has fluctuated widely, from a low of 2.2% to a high of 5.3% annually. During this time period the county growth rate has been substantially higher than the statewide average of 1.4% per year. Based upon a special census conducted by the State Department of Finance in October 1976, it has been estimated that the total county population had increased by 25.4% since the federal census of 1970. During this same time period, however, the population of the unincorporated portions of the county had increased even more, by 38.5%

Table A summarizes the actual county population growth rate from 1970 to 1978, and also contains county and state growth projections to the year 2000. As shown in the table, the county is expected to continue growing substantially faster than the state. However, that faster growth may not continue beyond 1985 unless resource delivery systems are significantly expanded. While the county will continue to be attractive to new residents, increasing uncertainty about natural resource capacities may inhibit continued growth at the present rate.

A clearer understanding of the dynamics of population change can be obtained by localizing the countywide projections. While the overall county population is expected to grow at a rate faster than the state, Table B shows that specific portions of the county are expected to grow at rates above or below the countywide average. Table B summarizes population growth rates for each community and planning area, based upon data from the 1970 federal census, 1976 State Department of Finance special census, and 1979 Planning Department estimates. The table also contains projected population estimates to the year 2000.

Absorption Capacity and Holding Capacity

Figure 2 illustrates present trends in county population growth. The projections extend toward an estimated population of 532,000, which represents the absorption capacity provided by Land Use Element policies. Absorption capacity is the potential total population that would result from unconstrained growth (and fully occupied development) of all land within the county to the maximum extent permitted within each land use category. However, as the graph indicates, the absorption capacity is not anticipated to be reached during the term of the plan. In reality, the absorption capacity is an unattainable population since most existing development will not be removed and replaced at maximum density,

TABLE A
COMPARISON OF COUNTY AND STATE POPULATION
GROWTH RATES, ACTUAL AND PROJECTED

Year	County Growth ¹ Rate (%)	State Growth ² Rate (%)
1970-71	3.9	1.6
71-72	2.6	0.7
72-73	4.7	1.1
73-74	5.3	1.2
74-75	3.8	1.4
75-76	2.8	1.5
76-77	2.2	1.7
77-78	5.2	1.9
Projected Growth Rates		
1978-79	3.44**	1.1*
79-80	3.44	1.1
80-85	2.45	1.5
85-90	1.86	1.4
90-95	1.72	1.2
1995-2000	1.7	1.0

* State growth rates are a numerical average, based upon Department of Finance projected total populations.

** County growth rates are projected on a yearly basis, rather than being an average rate.

Sources: 1 San Luis Obispo County Planning Department
2 California State Department of Finance

new development will not always occur to its maximum potential, and necessary services (sewer, water, etc.) may not be available to support the maximum density. The primary value of absorption capacity estimates is found in their use as indicators of the long-term effects of land use policies on the economy, particularly in terms of the plan providing opportunities for new development. The estimated absorption capacity for each subarea of the county is found in the area plans of the Land Use Element.

A measure of county population limits more useful than absorption capacity for evaluating land use decisions and their short-term economic effects is the population "holding capacity" of the county. Holding capacity represents the maximum population that could be accommodated not only by the policy constraints of the Land Use Element, but also by the

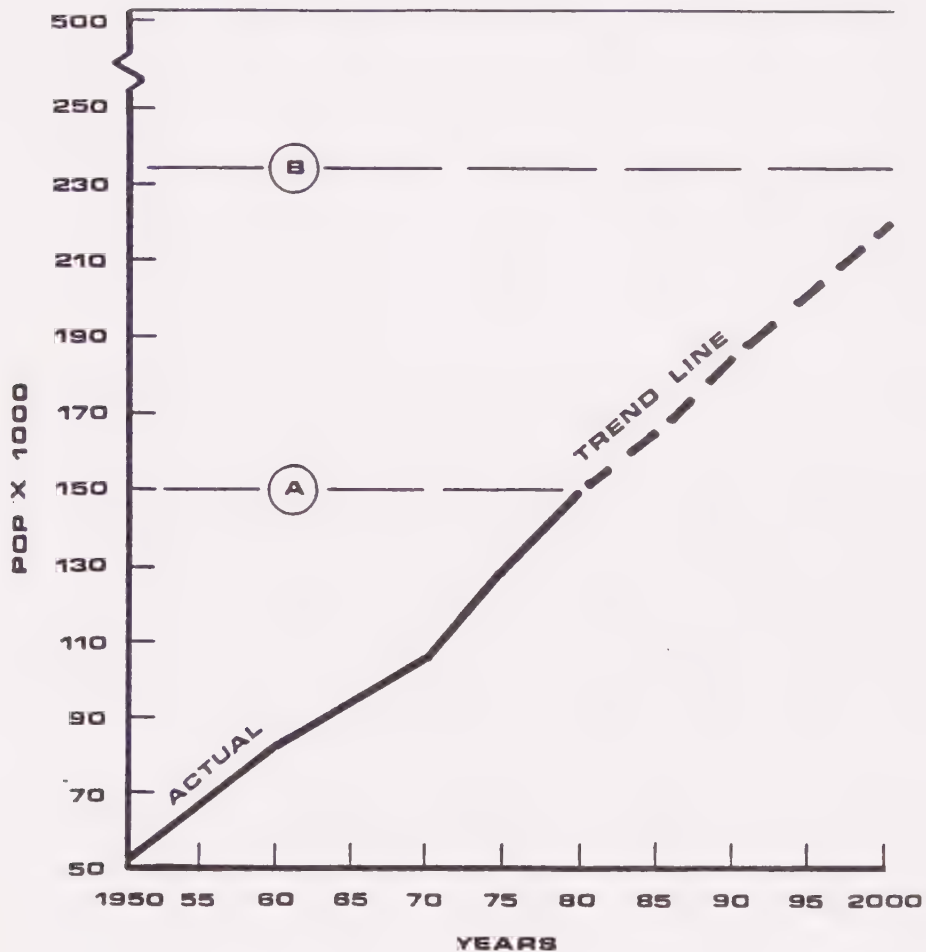
TABLE B
POPULATION PROJECTIONS BY PLANNING AREA

	July 1979	Average Annual Growth Rate	July 1980	Average Annual Growth Rate	July 1985	Average Annual Growth Rate	July 1990	Average Annual Growth Rate	July 1995	Average Annual Growth Rate	July 2000
Adelaida (rural)	1,020	2.00	1,040	2.00	1,150	1.84	1,260	1.53	1,360	1.30	1,450
El Pomar / Estrella (rural)	4,080	6.86	4,360	2.62	4,960	1.81	5,430	1.79	5,930	1.81	6,490
Estero:	21,341		22,409		26,027		29,011		31,871		35,007
Morro Bay	8,685	2.20	8,876	2.20	9,896	2.00	10,926	1.79	11,940	1.79	13,047
Cayucos	2,223	3.10	2,292	2.00	2,531	1.86	2,775	1.58	3,001	1.58	3,246
South Bay	9,593	8.21	10,381	4.00	12,630	2.40	14,220	2.00	15,700	2.00	17,334
rural	840	2.38	860	2.40	970	2.40	1,090	2.40	1,230	2.40	1,380
Mussina - Lopez (rural)	405	1.23	410	1.23	435	1.23	460	1.23	490	1.23	520
Las Pilitas (rural)	1,070	1.98	1,090	1.95	1,200	1.77	1,310	1.81	1,430	1.81	1,560
Los Padres (rural)	150	0	150	0.65	155	0	155	0.65	160	0	160
Macimiento (rural)	582	3.57	603	0	603	0.67	623	0	623	0.67	644
North Coast:	3,637		3,834		4,442		5,162		5,906		6,761
Cambria	3,087	6.05	3,274	2.60	3,722	2.60	4,232	2.45	4,776	2.45	5,391
rural	550	1.82	560	5.14	720	5.24	930	3.98	1,130	3.93	1,370
Salinas River:	28,569		29,500		33,670		36,738		39,708		42,934
Atascadero	14,681	3.70	15,224	3.69	18,248	2.00	20,147	1.79	22,016	1.79	24,058
Paso Robles	8,838	2.76	9,082	1.26	9,669	1.26	10,293	1.09	10,866	1.09	11,472
San Miguel	792	0	792	0.26	802	0.26	813	0.26	824	0.26	834
Santa Margarita	863	1.25	874	1.90	960	1.90	1,055	1.70	1,148	1.70	1,249
Templeton	1,085	2.10	1,108	2.29	1,241	2.29	1,390	1.86	1,524	1.86	1,671
rural	2,310	4.76	2,420	2.62	2,750	2.00	3,040	1.81	3,330	1.81	3,650
San Luis Bay:	30,522		31,481		35,048		38,656		42,064		45,771
Arroyo Grande	10,343	3.20	10,674	2.10	11,843	2.00	13,076	1.81	14,303	1.81	15,645
Avila Beach	386	2.63	396	1.12	419	1.07	442	1.00	465	0.95	488
Grover City	8,350	2.20	8,534	2.19	9,510	2.19	10,598	1.81	11,592	1.81	12,680
Oceano	3,967	4.00	4,126	2.45	4,657	1.98	5,137	1.81	5,619	1.81	6,146
Pismo Beach	5,116	4.40	5,341	2.35	5,999	2.09	6,653	1.58	7,195	1.58	7,782
rural	2,360	2.12	2,410	1.67	2,620	0.98	2,750	0.98	2,890	0.98	3,030
San Luis Obispo:	41,735		42,845		47,914		52,248		56,573		61,289
San Luis Obispo	34,445	2.99	35,475	2.58	40,294	2.00	44,488	1.81	48,663	1.81	53,229
rural	7,290	1.10	7,370	0.67	7,620	0.37	7,760	0.37	7,910	0.37	8,060
Shandon - Carrizo (rural)	1,435	2.44	1,470	1.58	1,590	1.65	1,725	1.51	1,860	1.47	2,000
South County:	9,366		9,677		10,982		12,121		13,267		14,513
Nipomo	5,296	3.61	5,487	2.58	6,232	2.00	6,881	1.81	7,527	1.81	8,233
rural	4,070	3.00	4,190	2.58	4,750	2.00	5,240	1.81	5,740	1.81	6,280
County Total:	143,912		148,869		168,176		184,899		201,242		219,099

Based on trends in building permit data from 1970 - 1979 and on the ratio-share model.

FIGURE 2

COUNTY POPULATION PROJECTION *



Notes:

* Based upon countywide average water consumption in acre-feet/family (on a countywide basis - individual communities may need supplemental water now).

(A) Nacimiento water needed.

(B) Additional major supplementary water sources needed.

Source: Population projections by the County Planning Department. Water assessments by the County Engineering Department.

resources available to support the population. As such, the holding capacity is a more realistic assessment of the maximum growth that could occur during the term of the Land Use Element. From a countywide perspective, holding capacity is most directly related to how much water will be available. Figure 2 indicates the estimated maximum population that can be served by existing developed water supplies (more related to the location of available supplies than the actual capacities of county water resources) and the population levels at which supplemental water sources will be needed if more people are to be accommodated. After implementation of the Resource Management System, subsequent resource capacity studies will enable determining holding capacities for each planning area and community.

B. ECONOMY

An important consideration in formulating Land Use Element policies is the necessity of anticipating land-related needs of the major economic sectors and providing for their continuing expansion. Historically, the San Luis Obispo County economy was oriented toward agriculture, services (particularly government), and tourism. After 1940 a diversified economy resulted from substantial increases in the service and trade sectors, coupled with establishment and expansion of three large state institutions (California Polytechnic State University, Atascadero State Hospital and California Mens Colony). Using information from the California Department of Employment Development, Table C illustrates recent trends in the eight major employment sectors of the county economy, by identifying the percentage of total work force employed in each sector.

Table C reflects gradual but continuous expansion of employment in all sectors except government and agriculture. The extent of agricultural

TABLE C
DISTRIBUTION OF LABOR FORCE

<u>Economic Sector</u>	<u>1970</u>	<u>1974</u>	<u>1978</u>
Agriculture, Mining & Fisheries	10.4%	8.2%	4.5%
Government	34.5	30.5	29.5
Trade (Retail & Wholesale)	22.9	23.8	25.7
Services	16.1	16.6	17.2
Construction	5.1	6.3	6.9
Transportation, Communication & Utilities	5.2	6.4	6.5
Manufacturing	4.2	5.4	6.2
Financial, Insurance & Real Estate	2.5	2.8	3.5
Total Work Force	100.0%	100.0%	100.0%

Source: State of California Employment Development Department

production and its importance is best represented by the amount of land in production and the market value of resulting products. Since the number of people employed in agriculture has been influenced greatly by increased mechanization, an increase in actual production quantity has occurred simultaneously with a decline in the number of employees, as well as a temporary decline in the value of agricultural production. In addition to the decline in agricultural employment, the percentage of the work force in the government sector of the economy has also declined.

The trade and services sectors have continued to increase in importance. While an energy shortage may affect these sectors since much of their income is derived from the tourist trade, service and trade employment has increased since the 1973 oil shortage. Since the county remains an attractive vacation and recreation area, more efficient modes of transportation could help maintain tourism.

Land Use Decisions and the Economy

Land use controls indirectly support the economy by protecting commercial and industrial areas from incompatible land uses and by encouraging those areas to be used for employment-generating activities. Conversely, a negative implication of land use policies could be excessive limitation on the availability of vacant land for business use. Such limitation could ultimately reduce the ability of the private sector to expand in the production of goods, services and job opportunities. Another way land use controls affect the economy is their impact on the housing supply.

Land use controls can directly affect employment in construction, and indirectly affect the availability of housing for new workers. A third effect is the extent to which land use controls allow conversion of productive agricultural land to other land uses. Inappropriately timed conversion results in reductions in total agricultural production, and resultant decreases in both direct agricultural employment, and in agricultural support activities such as processing and packing, farm equipment and supplies.

In analyzing the economic impacts of land use decisions it should be noted that many variables affect the amount of land needed for various economic activities. Existing facilities may or may not be used to capacity. Future commercial facilities may use land more efficiently, requiring less land to produce or sell the same amount of goods (just as improvements in agricultural technology have enabled substantial increases in the amount of food produced by a given area of land).

Such variables and others will affect the relationship between the economy and land use. In analyzing such effects and forecasting their future impact, two principles are used:

1. There is a relationship between the population of a community and the amount of land actually used for commercial pursuits.
2. The ratio of developed commercial land to population remains constant for each type of business, regardless of the size of the community.

Methodology

In preparing this plan, the relationships described above and in Table C were used to ensure sufficient developable land for continuing expansion of the county economy during the term of the plan. For the purposes of the study, the economy was divided into four basic sectors: manufacturing; trade and services; government; agriculture; and new home construction. The relationship of each sector to the LUE land use categories is determined by the uses allowed in each category. Table D indicates which employment classifications are related to specific land use categories in each sector. The economic sectors are discussed separately because each has different relationships with the use of land. This information provides a countywide economic perspective, while the area plans contain more localized economic information.

Manufacturing, Trade and Services

This sector encompasses the entire private, non-agricultural segment of the economy. Its importance is reflected in the previously cited statistics which indicate that this sector employed 66% of the 1978 labor force. For the Land Use Element to affect the economy positively, enough land must be made available in the five land use categories that permit the economic activities of this sector so that goods, services and jobs can be provided for the increasing population (see Chapter 7 for a description of the land use categories).

To determine the effects of LUE policies on land availability for business, a general land use study focused on the unincorporated communities with land use categories supporting the manufacturing, trade and service sectors; within city boundaries their data were used. Each existing land use was grouped under the land use category in which it would be allowed by the Land Use Element (for example, an apparel store would be categorized as Commercial Retail). Totalling existing land use areas within each of the five land use categories identified the amount of land now being used to provide the existing population with goods, services and jobs. Table F reflects the results of that study by correlating existing areas of land use per capita with the areas per capita in the year 2000 under the policies of the Land Use Element, if those policies were not significantly changed after adoption.

The fact that the future area per capita is equal to or greater than the existing area per capita indicates that sufficient developable land is provided in each land use category over the term of the LUE.

TABLE D
ECONOMIC SECTORS AND LAND USE

<u>Economic Sector</u>	<u>Land Use Categories</u>	<u>Employment Classification</u>
Agriculture	Agriculture, Rural Lands & Open Space	Agriculture, Fishing, Forestry & Mining
Manufacturing, Trade & Services	Office & Professional Commercial Retail Commercial Service Industrial Recreation	Construction (Yards), Manufacturing, Transportation, Communications, Utilities, Trade (Retail & Wholesale) Services (Finan- cial, Insurance & Real Estate
Government	Public Facilities	Local Government & Education State & Federal Government
New Home Construction	<u>Primary:</u> Residential Rural Residential Suburban Residential Single Family Residential Multi-Family Office & Professional <u>Secondary:</u> Agriculture Rural Lands Recreation	Construction (New Homes)

Government

Government is the second largest economic sector in the county, providing 29.5% of the jobs, with California Polytechnic State University, California Mens Colony and Atascadero State Hospital being primary employers. The government sector is least affected by land use decisions of the county. Decisions to expand or locate new state facilities are determined by the state government, with only minor input by local government.

Agriculture

Agriculture has made a substantial contribution to the county economy. Acreage of land used for agricultural production increased by 25% between 1968 and 1977 (data from the State Department of Water Resources). Total agricultural production valuations from 1970 to 1979 have increased from approximately \$57 million to \$114 million. Total valuations are shown in Table E. In terms of purchasing power, the inflationary spiral has reduced the role of agriculture in the economy despite increased production. It has become more crucial than in the past to maintain agricultural land in production so the income provided by this sector can be maintained. Increasing oil, electricity and labor costs, together with continuing inflation, caused a substantial reduction in real purchasing power of the agricultural valuation in 1977, in addition to the negative effects of drought.

TABLE E

TOTAL AGRICULTURAL VALUATIONS

<u>Year</u>	<u>Valuation</u>	<u>Year</u>	<u>Valuation</u>
1970	56,916,950	1975	90,833,100
1971	59,470,030	1976	93,381,440
1972	62,055,840	1977	92,698,600
1973	81,672,700	1978	128,160,000
1974	84,367,500	1979	144,329,800

Source: San Luis Obispo County Agricultural Commissioner.

New Home Construction

New home construction is not being examined here as a portion of the work force but rather for its contribution to housing the expanding work force. Construction accounted for 6.9% of the work force in 1978, and in that respect it is addressed in the manufacturing, trade and services sectors. To estimate whether enough housing can be provided, the projected population for the year 2000 was compared to the absorption capacity. As previously explained, the absorption capacity is the potential total number of people who could be housed in the county or the individual planning areas arrived at by estimating the number of lots that could potentially be created within each land use category and calculating the number of units permitted on each of the lots. The total number of housing units is multiplied by the average number of persons per household. Consequently, absorption capacity does not represent the population that can be supported by county resources, but rather the theoretical maximum population permitted under the regulatory framework in the Land Use Element.

TABLE F
LAND USE AREA IN ACRES³

	<u>Existing Land Use Acreage (1978)</u>	<u>Existing Area (acres /1000)¹</u>	<u>LUE Acres</u>	<u>Future Area (acres/1000)²</u>
Office & Professional	35	0.2	201	0.9
Commercial Retail	1,101	7.7	1,065	4.9
Commercial Service	329	2.3	563	2.5
Industrial	806	5.7	5,019	12.7
Recreation	225	1.6	29,886	136.4
<hr/>				
Total	2,496	17.5	36,734	167.7

Notes:

1. Obtained by dividing the estimated 1978 population (142,470, including incorporated cities into the acreage for each land use category.
2. Obtained by dividing the population projection for the year 2000 (219,099 including incorporated cities) into the Land Use Element acreages.
3. Does not include incorporated communities.

Source: Planning Department.

TABLE G
COMPARISON OF PROJECTED POPULATION TO
ABSORPTION CAPACITY

<u>Estimated Population 1978</u>	<u>Projected Population² 2000</u>	<u>Absorption¹ Capacity</u>
142,469	223,400	345,702

1. Does not include incorporated cities.
2. Includes incorporated cities.

Recommended land use patterns of the LUE will provide sufficient developable land to accommodate a population greater than projected for the term of the plan. There will also be equally adequate areas for continuing growth in commerce.

C. PHYSICAL SETTING

Though the policies of the Land Use Element are related to the factors of population and economy discussed earlier, the principal consideration in LUE policy formulation has been the characteristics, capabilities and constraints of the county's physical environment. As a basis for Land Use Element policy definition, detailed information on the physical setting of each planning area was developed. Physical features including soils, slopes, hazards and areas of critical concern were all reviewed. The following sections briefly describe the important physical features of the county, later detailed in the area plans.

Land

The county landscape is defined by five mountain ranges, forming five principal drainage basins aligned on a predominantly northwest to southeast axis. The ranges include the Santa Lucia, Temblor, Caliente, La Panza and San Luis mountains. While none of the ranges is particularly high, they are effective visual and climatic barriers between each of the regions they define. Most urban and intensive agricultural uses in the county occur in the valleys and coastal terraces of the westernmost ranges. A more detailed discussion of the physical features of the county can be found in the Open Space Plan.

Review of land use changes during the past decade indicates definite trends in growth and development. Table I summarizes those changes and shows that increasing conversion of unused land to agricultural production has been accompanied by conversion of agricultural land to urban uses (source: State Department of Water Resources, "Central Coastal Land Use Study," 1977). Construction activities accomplishing such conversion can be accompanied by erosion problems, siltation of waterways and the loss of soil resources. In addition to a physical loss of arable soil, a loss of land productivity has resulted from the division of properties into parcels too small for economically viable agricultural production. The Open Space Plan refers to such areas as "Fractured Rural Lands." The increasing division of agriculturally productive land into rural homesites is a significant trend because of its potential for continuing and accelerating the displacement of agriculture as both a land use and an employment base. County agricultural lands total 58,200 acres of irrigated and 348,990 acres of non-irrigated land (source: State Department of Water Resources). Those areas include both high quality soils (Class I & II), and other agricultural lands of lesser capability, which nevertheless may be economically productive partly because of sheer size. The land demands of anticipated population and economic growth must be balanced with the needs of viable agriculture for areas free from conflicting land uses.

The scenic qualities of the county landscape are what much of the incoming population finds inviting. Ironically, those qualities are the first affected by population increases. Areas of the county with unique wildlife and plant communities, mineral resources or scenic qualities could

TABLE I
COMPARISON OF 1959, 1968 AND 1977 LAND USE
(in Acres)

Type of Land Use	1959	% Change 1959-68	1968	% Change 1968-77	1977
Urban and Suburban					
Residential	4,330	46	6,310	134	14,760
Commercial	730	62	1,180	150	2,420
Industrial	170	29	220	100	440
Unsegregated ¹	5,870	11	6,490	-20	5,210
Other ²	5,470	27	6,960	96	13,610
GROSS URBAN AND SUBURBAN AREA	16,570	28	21,160	72	36,440
Irrigated Agriculture					
Alfalfa	11,950	15	13,720	55	21,250
Pasture	8,330	9	9,120	-39	5,530
Citrus & Subtropical	30	1,500	480	235	1,610
Truck Crops	8,420	1	8,480	34	11,370
Field Crops	5,870	9	6,420	42	9,110
Deciduous Fruits and Nuts	350	97	690	25	860
Small grains	560	34	750	52	1,140
Vineyards	10	200	30	1,303	3,940
Fallow	3,490	-4	3,340	-90	350
Other ³	3,370	5	3,550	-14	3,040
GROSS IRRIGATED ⁵ AGRICULTURE	42,380	10	46,580	25	58,200
Non-Irrigated Agriculture	280,640	-1	277,200	26	348,990
Unsegregated Native Classes ⁴	1,786,800	-0.3	1,781,450	-6	1,682,760
GROSS NON-IRRIGATED AREA	2,067,440	-0.4	2,058,650	-1	2,031,750
TOTALS	2,126,390		2,126,390		2,126,390

Notes:

1. Dairies, farmsteads, livestock ranches, parks, cemeteries and golf courses.
2. Oilfields, tank farms, vacant lots, quarries, gravel pits, warehouses, storage yards, railroad rights-of-way, public streets, landing strips or airfields, and miscellaneous paved areas.
3. Public highways and roads, farm access roads, canals, and other inclusions not devoted to crop production, including irrigated idle and abandoned lands.
4. Native grasses, brush, and trees, including phreatophytes. Bare ground, including river washes, beaches, and water surfaces.
5. The county Agricultural Commissioner has stated that the amounts provided above for irrigated acreage may be 5,000 to 8,000 acres too high, and that a thorough survey should be conducted to determine existing and potential irrigated areas.

Source: "Central Coastal Land Use Study 1977," State Department of Water Resources, Southern District, January 1979.

be altered, or the special resource could be eliminated entirely as a result of rapid population growth accompanied by inappropriate development.

Air

The climate and air quality of San Luis Obispo County are directly related to its physical characteristics. The coastal lowlands and plains are bounded on the east by the Santa Lucia mountains and experience a maritime climate. That climate is somewhat modified locally by elevation and distance from the ocean, and by the intermediate San Luis mountain range. The north and northeastern portions of the county include the upper end of the Salinas Valley, where the maritime climate is substantially modified by the intervening mountains. The Carrizo Plain in the east and southeastern portion of the county is climatically a high desert.

Because of the county is located along the California coast, the weather is normally under the influence of a high pressure system located to the west. As a result, the common weather pattern includes afternoon and evening onshore winds. However, a more significant characteristic of the high pressure area, from an air quality standpoint, is temperature inversion.

The atmosphere is made up of separate layers of air, with different temperatures. The varying temperatures result in relatively little "mixing" or circulation of air between those layers. Consequently, an air mass at high elevation can effectively form a lid (called an inversion layer), which traps an air mass of different temperature below it, also trapping any pollutants that may be in the lower air mass. County weather is characterized and dominated by inversion layers. The inversion layer may be intensified, or other additional layers created below it, by such factors as strong onshore flow of cool ocean air below the warm air, or substantial heat loss on the ground at night.

While the county can generally be described as a single air basin, it often becomes several sub-basins. The terrain configuration of valleys bordered by mountains is common in most urban areas of the county. Coupled with the periodic presence of inversion layers, the terrain creates multiple basins that can be isolated from external air circulation for several days at a time. The California Air Resources Board has indicated the height of inversion layers over some portions of the county may be lower than in any other part of the state: 1,000 to 2,500 feet over the Salinas Valley, but as low as 250 feet over the coastal lowlands. The inversion conditions often limit the dispersion of pollutants from the population centers located in valley areas, and have the potential for creating serious air quality problems.

The Federal Clean Air Act resulted in designation of air basins as to their quality, in Class I, II, or III. Class II allows a moderate amount of air quality deterioration, but without exceeding the national ambient air quality standard. San Luis Obispo County is considered Class II for

all pollutants, except for oxidant countywide and particulates in the Salinas River Valley. Oxidant monitoring has shown an improving trend in the San Luis Obispo area, but has worsened in the Paso Robles area with an increased number of both days and hours when an oxidant standard is exceeded. Limited monitoring in the Nipomo area suggests an oxidant problem potentially as severe as that found in Paso Robles; however, available data also seem to indicate the primary contributor to the worsening conditions in Paso Robles and Nipomo is the transport of pollutants from the Estero Bay and San Luis Obispo areas.

The air quality of the county can be adversely affected by pollutants generated by urban and rural burning, motor vehicles, and indirectly by urban development. As population and the extent of urban development increase, inappropriately intensive development could further aggravate those natural conditions, and be accompanied by serious air quality problems. A more detailed discussion of county air resources may be found in the Conservation Element and in the Air Quality Maintenance Plan approved by the San Luis Obispo Area Council of Governments.

Water

As the county's population and economy grow, water resources will be greatly affected. With a limited water supply, otherwise unconstrained population growth would require the development of additional supplies from sources within the county, or possibly require imported water from outside the county.

At the present time, water for agricultural and urban uses in the county is obtained either from surface impoundments such as Whale Rock and Lopez reservoirs, or from natural underground basins (aquifers). Figure 3 shows the locations of the major groundwater basins in the county. The estimated storage capacity and "safe yield" for each of those basins are listed in Table J. Safe yield is the portion of a total groundwater reservoir equal to the amount of water that annually recharges the aquifer by rainfall and other surface water percolating through the soil to the underground basin. The safe yield of some county groundwater basins is already being exceeded. If "mining" the groundwater continues in those areas without allowing aquifers to recharge, water supply and water quality problems will eventually result, which may be costly to correct and could become irreversible.

It is expected that agriculture will continue to use about 85% of total countywide water consumption (source: county Engineering Department), almost all of which comes from wells drawing from underground sources. Demand on those basins will increase concurrently with the county population and as irrigated agriculture continues to expand. Competition for water between urban and agricultural users will also increase. Further discussion of policy issues relating to water resources is in Chapter 4. In addition, an assessment of the water resources and the population levels they can support is found in the Resource Management System section of each area plan. Additional background information on water resources can be found in the Open Space Plan, the Conservation Element and the Master Water and Sewerage Plan.

FIGURE 3
GROUNDWATER
BASINS

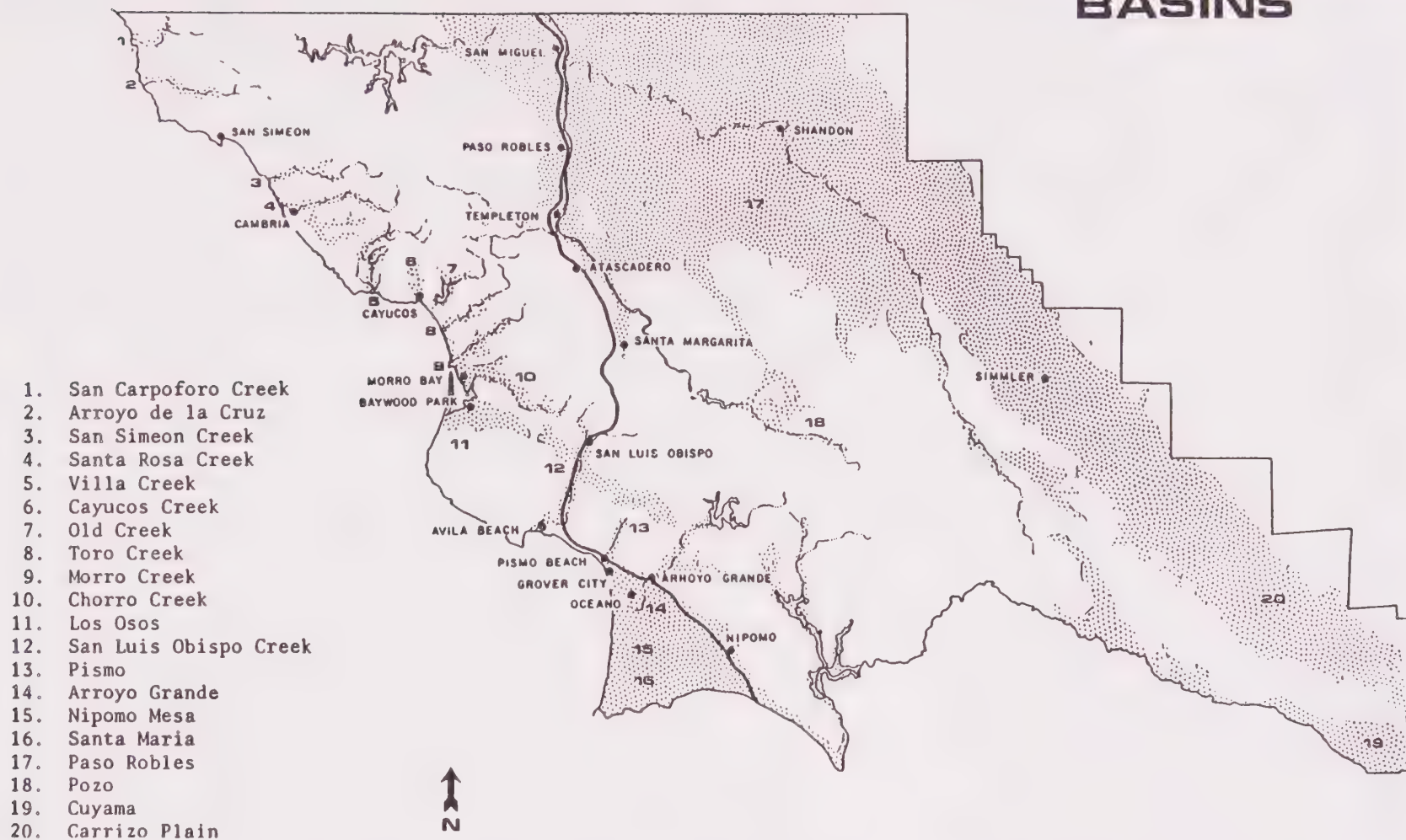


TABLE J

SUMMARY OF GROUNDWATER BASIN CHARACTERISTICS¹

Study Area	Storage Capacity (acre-ft.)*	Estimated Safe Yield (a.f./year)
North Coastal		
Arroyo de la Cruz	6,600	430
San Carpofofo Creek	1,800	-
San Simeon Creek	4,000	906 ²
Santa Rosa Creek	24,700	2,260 ²
Central Coastal		
Cayucos Creek	4,000	630
Chorro Creek	9,600	1,500 ³
Los Osos	112,200 ³	1,800 ⁴
Morro Creek	7,600	1,700
Old Creek	-	600***
Toro Creek	2,900	530
Villa Creek	6,500	1,030
San Luis Bay		
San Luis Obispo	67,000	2,550
South Coastal		
Arroyo Grande	400,000 ⁵	5,500 ⁵
Pismo	30,000	2,000
Nipomo Mesa		
Nipomo Mesa	2,240,000 ⁵	1,000 ⁵
Santa Maria**	-	2,000 ⁵
Upper Salinas		
Paso Robles**	26,520,000 ⁶	45,000
Pozo	2,000	1,000
Cuyama/Carrizo Plain		
Carrizo Plain	400,000 ³	600 ³
Cuyama****	2,100,000 ³	6,600

Notes:

- * Total storage capacity represents potential basin volume rather than actual water in storage or usable basin capacity.
- ** Basin extends into adjoining counties. Quantities given are for portions within San Luis Obispo County.
- *** Released from Whale Rock Reservoir under agreement with Whale Rock Commission.
- **** Tri-county basin capacity.

Sources:

- 1 San Luis Obispo County Master Water and Sewerage Plan, 1972.
- 2 Report on Proposed Water System Improvements and Master Plan, Cambria County Water District, February 1976.
- 3 "California's Groundwater," Department of Water Resources Bulletin 18; 1975.
- 4 Preliminary Groundwater Basin Management Study, Brown & Caldwell, 1974.
- 5 San Luis Obispo County Engineering Department analysis of Department of Water Resources technical information report on the Arroyo Grande area, 1977.
- 6 Groundwater in the Paso Robles Basin, State Department of Water Resources District Report, March 1979, p. 10.

CHAPTER 4: RESOURCE MANAGEMENT SYSTEM

A. INTRODUCTION - HOW RESOURCES AND GROWTH ARE RELATED

The impact of population growth and land development on the physical environment of the county is an important consideration in formulating policies about future growth. Because the county's desirability as a place to live could attract a population exceeding the capacities of the environment, land, air and water resources must be assessed and potential effects of future growth on those resources determined. Growth can affect resources in two ways: it increases the rate of use of existing resources and can create new local demands for previously unused resources.

In recent years, public attention focused on natural resources has engendered a general awareness of their limits. Considerable attention has also been focused on man-made resources as a result of some communities experiencing deficiencies in services such as sewers, schools, police and fire protection. Whether an affected resource is natural or man-made, the "danger signal" is most often heard when a resource deficiency is translated into a monetary cost to the public. Such costs may be expressed as a necessity for new revenue bonds, insufficient resource capacity to support new development, loss of significant natural resources or service cutbacks when delivery agency capabilities have been exceeded.

San Luis Obispo County has begun to experience resource problems. The capacity of domestic water delivery systems has been strained in several communities and certain schools have become overcrowded. While those problems can be considered "correctable" because the shortages are in delivery systems and facilities rather than in natural resources, more serious are problems involving the finite capacity of a resource itself. In such cases, solutions to a resource deficiency are significantly more difficult if solution is feasible at all. In either case, resource deficiencies usually require substantial funding to correct, in amounts that can exceed the ability or willingness of local residents to pay. The net result of such problems has been a never-ending game of "catch-up," where rates of growth and development outstrip the upgrading and renewal of community resources. Since most resources extend beyond political boundaries, cities, special districts and the county must work together to identify their resource capacities, and how those resources relate to future growth and development.

Resource management can be perceived from two different perspectives. In a community with serious resource shortages, a growth-restricting management system could be seen as a means of relieving pressure on overburdened resources. In that case, population and market demands could be deflected to other communities with resources more able to accommodate development. From a countywide perspective, however, that view changes sharply. In a countywide sense, severe restriction of growth may not be

a viable alternative, since the demands of an expanding population cannot be ignored. It would also be unfair for one community to be spared the costs of growth at the possible expense of another. Therefore, a workable resource management policy must be based on the realization that prior to an actual critical countywide resource shortage, the question is not whether population growth should be accommodated, but where that growth should be guided. The Resource Management System (RMS) must resolve issues of distribution and location, rather than growth versus no-growth. In guiding future growth, the RMS relies upon anticipating which resources may face shortages and how the shortages may be overcome.

B. COUNTY RESOURCE POLICY ISSUES

Water Supply

As resources are studied to identify their capacities and rates of use, several countywide resource policy issues become apparent. Their importance demands careful scrutiny and evaluation of alternatives. While the Resource Management System has been designed to support improvement of local situations, long-term solutions may not be possible unless broader issues are also resolved. Those issues are presented here only to indicate some of the major resource questions that will be facing the county in the near future. This chapter, including the following descriptions of those issues, shall not be considered in evaluating individual development proposals or questions of land division consistency.

Water resources have long been a widespread concern in the county. Major concerns associated with water resources include issues of distribution as well as issues of new supply development. The County Engineer's best presently-available information estimates that capacities and locations of presently developed water supplies could serve a population of approximately 150,000. That figure is predicated more on the location of available water supplies than on the actual quantity of groundwater available, which could in fact support a significantly larger population. The problem in this county is that potable, plentiful water sources often are not conveniently located for ready distribution to existing urban areas. If the county is to grow beyond the present level, supplemental water resources (including new facilities for distribution of existing remote sources) will be needed. The Master Water and Sewerage Plan identifies several alternative water sources: the State Water Project; development of the Nacimiento Water Project; construction of new dams on several creeks; sea water desalination; and freshwater conversion of brackish or mineralized water, and even community wastewater. Each of those options would be accompanied by its own special concerns.

The county has been paying for a share the State Water Project for several years; however, a major consideration in reaching a decision to implement the project has been the question of Santa Barbara County participation. The interest of San Luis Obispo County in Santa Barbara County support for the project is based upon the cost of state water increasing sharply without Santa Barbara participation. In an advisory election in late 1978, voters in San Luis Obispo County indicated support

for the State Water Project by a narrow margin. In a similar election in early 1979, however, Santa Barbara County voters did not support extending the State Water Project into their county. That action creates considerable uncertainty about whether San Luis Obispo County will participate in the project, and may demand that alternative supplementary water resources will have to be developed. A final, timely decision on the State Water Project in San Luis Obispo County should be reached if time needed for developing alternatives is not to be lost.

An issue related to the State Water Project is the potential distribution of Nacimiento water to other areas of the county. Since even state water would not meet the entire need for supplemental sources, the Nacimiento project has the potential to meet water needs in areas where state water would be unavailable. At present, the county entitlement for Lake Nacimiento water is 17,500 acre-feet annually, from which 2,365 acre-feet have been allocated to development around the lake. However, the level of development anticipated in the Nacimiento area through previously adopted specific plans could greatly exceed that allotment. The policy issue is a question of whether Nacimiento water should be used to support expanded levels of development at the lake, or be distributed to other areas of the county. Either choice could have countywide impact in addition to directly affecting the Nacimiento area.

New dams on various creeks would offer alternative sources of "imported" water for communities with presently limited supplies. There is substantial concern, however, regarding both the cost-effectiveness and potential environmental effects of such projects.

Perhaps the most basic policy issue regarding county water resources is how existing supplies should be extracted and distributed. The extraction issue regards whether the apparent overdrafting of groundwater in some basins should continue, or whether consumption should be limited to levels below basin safe yield. Though decisions are pending on imported water, most current water needs are still being met with groundwater. While some groundwater basins appear to have ample capacity remaining, others may be in or near conditions of overdraft (where water is being "mined" faster than it is being replaced). The Paso Robles basin in particular is estimated to have an approximate storage capacity of 26,520,000 acre-feet (Source: Department of Water Resources (DWR) District Report, "Groundwater in the Paso Robles Basin," March 1979), but is also estimated by DWR to be in a slight overdraft condition. While present consumption rates could clearly be sustained for many years without creating permanent damage to the basin, timely decisions should nevertheless be reached on major supplemental water sources so that existing or potential overdrafting could be avoided.

An important groundwater basin issue is equitable distribution. The major water distribution questions are: (1) whether limited supplies should be consciously divided between urban use and agricultural use; and (2) whether water should be transported from one basin to serve another. The question of agricultural and urban water use is likely to become more important over time because urban and agricultural users most often draw from a single groundwater source, and agriculture generally requires

significantly more water than urban use. Answers to water distribution questions must include consideration of whether formal groundwater management is needed to equalize treatment of all basin users. Basin management programs would likely be necessary if public policy to prevent overdrafting is adopted or if water is to be moved from one basin to another.

Another issue related to groundwater basins is whether recharging to maintain the safe yield should be mandatory. That could be accomplished where wastewater is presently disposed through ocean outfall, by instead employing land disposal. Land disposal would assist basin recharge and possibly reduce or eliminate overdrafting.

State Department of Water Resources studies indicate the presence of a large freshwater aquifer below the ocean floor off the South County coastline. The aquifer is estimated to have a capacity of 3,200,000 acre-feet; however, it appears that the only way to tap the resource is to overdraft the onshore basin under Nipomo Mesa until offshore water moves inland and can be pumped from onshore wells (source: "A Summary of Significant Information on the Water Resources of the Arroyo Grande Area," DWR, 1979). A policy decision to use the offshore resource would have potential major consequences since that aquifer is apparently not rechargeable, and since existing onshore supplies would have to be heavily mined to reach the offshore reservoir. Over the long term, the result would be to effectively deplete both water sources. Consequently, the possibility of using offshore supplies should be carefully evaluated before any decision. It may be most appropriate to consider the offshore aquifer as only a long range solution to water supply problems.

Conversion of salt water is also a water supply option. Given present costs of energy and conversion technology, however, desalinization is not likely to be a viable option in the near future, though it should not be eliminated as a long-range possibility. A conversion approach with more immediate potential may be the use of brackish, highly mineralized or actual wastewater as sources for freshwater conversion. Continuing technological development may sooner affect the economics of this type of conversion because the county contains a greater range of locations where non-potable water may be found than seawater alone.

Sewage Disposal

Issues relating to sewage disposal usually affect a specific community, though there may be countywide implications. Methods of sewage disposal can be closely related to groundwater basin conditions. Installation of public sewers could adversely impact a groundwater basin if the system eliminated basin recharge previously provided through the use of septic tanks. Installation of systems that reduced prior rates of basin recharge could necessitate immediate decisions on imported water. Conversely, a decision to not install sewers in a specific area could cause degradation of groundwater from septic tank effluent to a point that public health protection would require supplemental water. Related

issues associated with wastewater disposal include ocean outfall versus land disposal; compatibility of land disposal with neighboring land uses, groundwater basin recharge, etc.

A second group of concerns relating to sewage disposal involves growth inducement. Depending upon adopted land use policies and regulations, growth potential can be created if sewers are installed where none formerly existed. Decisions to install major sewer trunk lines or treatment facilities can have substantial impacts on lands traversed by new lines or in proximity to a treatment plant. Since the Land Use Element is the adopted policy of the county on future land use, the Land Use Element should be a primary determinant in evaluating the appropriateness and extent of proposed sewage system installations or improvements. The growth-inducing effects of such facility improvements must be considered in ongoing planning efforts to enable conscious land use policy decisions about the potential long-range effects of facility improvements.

Since the county does not always have authority over sewer installation, it is important for the county to closely review sewer project proposals by other agencies, and vice-versa. Review and coordination would enable county land use planning to anticipate and accommodate or mitigate the effects of such projects. Such review is possible through the coordinated annual capital improvement program review (discussed in Chapter 2, "Implementation & Administration").

Roads

The major resource policy question involving roads is whether new roads should continue to be developed on a "pay-as-you-go" basis or whether the county should assume the principal role in providing new roads. Previous policy has required developers to provide roads (or partial roads) with new projects. That approach can sometimes result in confusing, interrupted road systems with levels of improvement that cannot meet the needs of developing areas. Alternatives to a pay-as-you-go policy might include: county-initiated assessment districts; the county installing roads in developing areas and then collecting reimbursement from property owners as adjacent land develops; or legislation supporting a more realistic payback system that could be administered by the county to reimburse property owners for road installation at their cost.

Coordination of planning between the county and Caltrans is also a major issue associated with roads. Many projects proposed in the county general plan are low on Caltrans priority lists, while others not immediately needed from a county viewpoint are of higher priority. It may be that more aggressive county participation in state planning efforts is desirable to enable working toward greater coordination of state projects with county policies and priorities. Examples of projects with locally unacceptable state priorities include Highway 1 improvements in the South County and North Coast planning areas; needed freeway interchanges in Nipomo; and the extension of Highway 41 through Atascadero. Each of those projects have associated issues that must be closely reviewed for compatibility with county policies.

Schools

Factors considered by school districts in their facility planning affect, and are affected by, county land use policies. County policies on future development in impacted school districts are important because new development can sometimes place additional burdens on overcrowded schools. Likewise, school facility planning should be conducted with recognition of county plans providing for additional growth. Some school districts with substantial growth in recent years have experienced overcrowding of facilities. Yet the districts and the county have been unable to reach agreement on solutions to the problems. Solutions must be reached through mutual cooperation.

C. OBJECTIVES OF THE RESOURCE MANAGEMENT SYSTEM

In the most general terms, the goal of the Resource Management System is to support population growth balanced with the resources required to support that growth. That goal can be expressed in the following objectives:

1. Resource Conservation - To moderate impacts of future development on long-term availability of essential resources, and to identify the limits or "carrying capacities" of those resources.
2. Agricultural Lands - To encourage preservation of productive agricultural land, by anticipating the effects of development on areawide water resources.
3. Public Services and Facilities - To support the provision and upgrading of public services and facilities at a rate that keeps pace with population growth, by anticipating needs sufficiently in advance so that adequate facilities are available before their lack creates critical necessity.
4. Community Character - To support the diversity of life-styles and physical character in county communities by tailoring local problem solutions to specific community conditions.
5. Economic Impacts - To delay or avoid the adverse economic effects of development moratoriums and more severe growth restrictions by enabling timely solutions to "correctable" resource problems before the need for drastic remedial measures.
6. Public Health and Safety - To support efforts to provide county communities with adequate potable water and adequate facilities for sewage disposal.
7. Public Involvement - To provide a public forum for reaching decisions affecting community growth and development, where goals and policies can be discussed, and where such decisions are subject to public scrutiny.

8. Agency Cooperation - To establish a system which supports coordination and cooperation between the various public, quasi-public and private entities providing services and facilities, including the county, the cities, community services districts, school districts, private utility companies, special districts, and the state and federal governments.

D. RESOURCE MANAGEMENT SYSTEM FRAMEWORK

Conceptual Approach

The Land Use Element identifies appropriate locations for different land uses on the basis of minimizing conflicts between them. The Resource Management System refines that approach by also considering where the necessary resources exist or can be readily developed to support new land uses. The RMS was designed for use in urban areas by initially estimating capacity levels for four essential resources: water supply, sewage disposal, schools and roads. While other resources are needed to support the human use of land, those four have the most direct relationship to physical development, and are the most critical in an urban context.

The decision to initially limit the scope of the RMS to urban areas was made partly because of the complexity of resource management problems. To have any positive effect, resource management must be supported by a detailed and accurate data base, as well as experience in the techniques of resource monitoring and management. Starting with a limited program enables careful application, testing and validation of procedures and techniques, and also simplifies data collection. In deciding to limit the RMS, it was recognized that such an approach could also limit the effectiveness of the system, particularly with regard to water resources.

Since water resources in an area may support both urban and agricultural users, limiting water management to urban areas may not effectively accomplish the goals of the program. Agricultural practices can directly affect the capacity of an entire water basin, thereby directly impacting urban residents. Crop patterns or intensified agriculture could consume substantially more water than urban uses, and could have immediate effect on urban water supplies when both agricultural and urban users draw from the same groundwater basin. While the RMS is not intended to provide for limitations on agricultural practices and operations, agricultural water use must be considered when water capacities are studied. If the RMS proves ineffective in solving areawide problems because of that limited focus, it may be necessary to broaden the scope of monitoring and management efforts in the future.

Resource Inventories

Each area plan for parts of the county with large communities or known resource problems includes a preliminary inventory of local water supplies, sewage disposal facilities, school and road capacities. The

local inventory was developed jointly by the county Planning, Engineering and Health departments, Regional Water Quality Control Board and other responsible agencies. The inventories include:

1. Identification of existing resources, their location, estimated quantity and quality;
2. Descriptions of known problem areas or deficiencies;
3. Estimates of threshold populations that an existing resource can support;
4. Identification of alternative or additional available resources, where known;
5. Estimated lead time needed for correcting a previously identified deficiency.

While the planning area resource inventories are based upon current information, data for some areas of the county are of limited precision. Consequently, the initial inventories can be used for some areas only to indicate where potential problems may exist, and how priorities should be set for needed resource capacity studies. The area plans will indicate whether resource data mentioned are immediately usable for resource management purposes, or whether additional information is needed. Any resource data used as the basis for general plan policies must be periodically reviewed and updated as new information requires, through the general plan and capital improvement program review (that procedure is explained in Chapter 2, "Implementation and Administration").

Levels of Severity for Monitored Resources

The Resource Management System uses three levels of alert to identify potential and progressively more immediate urban resource deficiencies. The alerts are intended to occur while sufficient time is available for correcting a shortage before a crisis develops. The management framework is designed to deal with neighborhood-level problems (e.g., a needed collector street, inadequate water mains, etc.) as well as community-wide problems such as the need for public sewers or a new school. Threshold population levels corresponding to the three levels of concern have been defined for the basic resources of each community. When resource monitoring indicates a threshold population level may have been reached, the Planning Department will notify the Board of Supervisors. Implementation of a public works project or management techniques would then occur only after public hearings on the validity of resource information being used, and action by the board, including the adoption of ordinances if necessary to address specific community resource problems.

Level I: Resource Capacity Problem

The first indication that a potential resource capacity problem exists or is anticipated. A resource problem is identified when

either the initial area plan resource inventory (where data are sufficiently accurate) or data obtained from capacity studies after LUE adoption indicate the capacity of a resource will be reached within a time period critical to the particular resource. (Critical time periods for Level I problems for each resource are described in Section E, "Alert Criteria".)

Level II: Diminishing Resource Capacity

Reached when a public works project is needed to correct a deficiency, and the time needed to complete the project is the same as the time when the resource is estimated to reach its maximum safe yield (e.g., remaining sewer plant capacity is enough to handle the current growth rate for five more years, which is also the time needed to complete a plant expansion project). The primary purpose of Level II is to identify the point at which a public works project must be initiated, and if necessary, to extend the time available to correct the resource deficiency.

Level III: Resource Capacity Met or Exceeded

This is the most critical level of concern. Level III occurs when the capacity (maximum safe yield) of a resource has been met or exceeded, and creates a deficiency of sufficient magnitude that drastic actions must be taken to protect public health and safety. While the intention of the RMS is to entirely avoid reaching Level III through a prior series of alerts, it is still possible that such a situation may occur.

E. ALERT CRITERIA

Because the basic intent of the Resource Management System is to identify resource problems before they become critical, objective criteria are needed to signal when each level of severity is reached. This section spells out such criteria for each resource monitored by the RMS. Because Level III represents the point at which a given resource can support no additional use without adverse community consequences, criteria for Levels I and II were developed by first identifying thresholds for Level III, and then considering lead times necessary for correcting particular resource deficiencies, which defined Levels I and II. The resulting criteria are not absolute, as particular community conditions or circumstances may logically support alternative criteria. Instead, they offer general guidelines for determining when resource management measures should be enacted.

Water Supply Criteria

Water Resources

The capacity of a water resource (surface reservoir or groundwater basin) is the safe yield of that resource. A Level III problem exists when water demand equals the available resource; the rate of use has reached the safe yield of the resource.

Level II for a water resource occurs when water demand projected over seven years (or other lead time determined by a resource capacity study) equals or exceeds the estimated safe yield. Seven years is the estimated minimum estimated required to develop a major supplementary water resource to the point of delivery to users.

Level I is reached for a water resource when increasing water demand projected over nine years equals or exceeds the estimated safe yield. Level I provides two years for preparation of resource capacity studies and evaluation of alternative courses of action.

Water Systems

The capacity of a water system is the design capacity of its component parts: storage, pipelines, pumping stations and treatment plants. As with the water resource, a Level III problem exists when water demand equals available capacity; in this case when a water distribution system is functioning at design capacity.

Level II for a water system occurs at the beginning of the five-year lead time (or other lead time determined by a resource capacity study) needed to design, fund and construct system improvements necessary to avoid a Level III problem.

Level I occurs for a water system when the system is projected to be operating at design capacity within seven years of the projection. Two years would then be available for preparation of resource capacity studies and evaluation of alternatives.

Sewage Disposal Criteria

Sewer capacity is the maximum amount of effluent that can be adequately processed by a sewage facility in a given period of time. Sewage facilities consist of three components: collection, treatment and disposal.

Treatment Plant

Sewer systems must be designed to handle variations in effluent volume from average daily flows. To estimate the capacity of a facility, the average daily flow is increased by a "peaking factor" that allows for higher short-term flow rates. Based upon standard engineering practices, the peaking factor becomes smaller as average daily flow increases. To identify a Level III problem, peak daily flow is assumed to equal the capacity of the treatment plant, for both treatment and disposal facilities.

A Level II sewage treatment plant problem exists when the five-year projected peak daily flow (or other time period identified by a resource capacity study) equals plant capacity. Five years is estimated as the minimum time needed to design, fund and construct additional capacity for treatment and disposal facilities.

A Level I problem exists when the six-year projected peak daily flow equals plant capacity. Level I provides one year to prepare resource capacity studies and evaluate alternative courses of action.

Sewage Collection System

A sewage collection system includes facilities that collect and deliver sewage to a treatment plant for processing and disposal (sewer pipelines, lift station, etc.). Level III is reached when peak flows fill any component of the system to 100% capacity.

Level II exists when a system is operating at 75% capacity; when the five-year projected peak flow (or other flow/time period) equals system capacity; or when the inventory of developable land in a community (areas identified in the most recent general plan as being appropriate for development at densities that will require public sewer systems) would, if developed, generate enough sewage to exceed system capacity.

A Level I concern exists when two year projected flows equal 75% of the system capacity. Two years is the time needed to prepare a resource capacity study.

Septic Tank Systems

In areas of septic tank use, identifying specific severity levels becomes more difficult. The Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting groundwater resources and surface water bodies from septic tank pollution. The control board's "Water Quality Control Plan" notes that septic systems are sometimes seen as an interim sewage disposal in urbanizing areas, but must often function for years before a community sewer system becomes available. The county Health Department works closely with the RWQCB in determining where potential septic problem areas may exist. The Health Department and RWQCB use the following criteria to identify septic system failures:

1. Evidence of sewage, or waters of sewage origin on the ground surface;
2. Plumbing fixtures that drain improperly because of a problem in individual subsurface sewage systems;*
3. Frequent pumping of subsurface sewage systems for reasons other than normally scheduled maintenance;
4. Persistent odors traceable to any individual subsurface sewage system(s);

* Includes septic tank systems or small aerobic systems with subsurface disposal. Typical disposal systems include leach fields, seepage pits, or evapotranspiration mounds.

5. Pollution of wells or underlying groundwaters;
6. Restricted use of plumbing fixtures to prevent occurrence of criteria one through five above.

Because of the difficulty of identifying causes for system failures, an area pattern must become apparent before a threat to public health is assumed. The RWQCB has suggested that reasonable failure thresholds for defining the alert levels would occur in 10% increments, beginning at 5% of the systems in a given area.

Using those criteria, Level I for a septic tank area exists when failures occur in 5% of systems in an area, or other number sufficient for the Health Department to identify a potential public health problem. If failures reach 15%, Level II exists and programs should be developed to monitor and correct the problem.

Detailed monitoring should continue until corrections are complete. A Level III septic tank problem would exist when failures reach 25% of area systems, and the county Health Department and RWQCB find that public health is endangered. At that point, if documentation required by state law suggests a moratorium on further use or expansion of individual disposal systems is required, the necessary five-year period is begun for evaluation of alternatives to septic tanks, and for the design, funding and construction of public sewage facilities if that is the alternative selected.

In areas where soil percolation characteristics particularly favor the use of septic tanks, other problems can arise, including degradation of groundwater by nitrate buildup. That condition is of particular concern where septic tanks are used over a groundwater basin serving as a community water supply. In rapidly developing areas where adequate data are unavailable, the RWQCB Basin Plan recommends that a monitoring system for surface and groundwaters be initiated to determine whether such problems are developing. Such a program would constitute a Level I resource capacity study.

The Basin Plan also identifies physical constraints on the use of septic systems, and states: "Septic tanks and leaching systems shall not be planned for any area where the total discharge of leachate to the geological system under fully developed conditions may cause property damage, degrade groundwater or create a nuisance or health hazard". Based upon those criteria, Level II would exist when monitoring indicates that conditions will reach or exceed acceptable levels for public health within five years (the time needed to design, fund and construct a public sewer system), based upon current growth rates. A Level III problem would exist when public health standards cannot be met, or are exceeded.

TABLE K
RESOURCE DEFICIENCY CRITERIA FOR LEVELS OF SEVERITY

RESOURCE	LEVEL I	LEVEL II	LEVEL III
1. WATER SUPPLY			
a. Water Resource	Projected consumption estimated to exceed safe yield within 9 years	7 year lead time to develop supplementary water for delivery to users	Resource is being used at or beyond its estimated safe yield
b. Water System	System projected to be operating at design capacity within 7 yrs.	5 year lead time to complete major improvements	System operating at or beyond design capacity
2. SEWAGE DISPOSAL			
a. Treatment Plant	Projected average daily flow = plant capacity within 6 years	5 year projected average daily flow = plant capacity	Average daily flow = plant capacity
b. Sewage Collection Lines and Lift Stations	Projected flow will equal 90% of system capacity within 2 years	System at 90% capacity; or 5 year projected flow equals capacity; or LUE Absorption Capacity effluent would exceed system capacity	System operating at 100% capacity
c. Individual Septic Tank Systems	System failures reach 5% by area; RWQCB, Health or Engineering Departments to identify potential health problem	System failure rate reaches 15% by area or community	System failures at 25%; threat to public health and safety exists. 5 years needed to build public sewer system
3. SCHOOLS			
	7 year projected enrollment will be at or above maximum students/classroom ratio established by school district	5 year projected enrollment will be at or above maximum students/classroom ratio	Enrollment at or above maximum students/classroom ratio
4. ROADS/CIRCULATION			
	Projected traffic volume will reach Level of Service (LOS) C within 1 year	Route is operating at LOS-C	Route is operating at LOS-E, (maximum number of vehicles per hour which can be accommodated by the roadway)

Schools

The capacity of a school is the maximum number of students that can be accommodated without exceeding school district standards for the maximum number of students per classroom. Those standards are based upon educational quality and efficient use levels for facilities and personnel.

Level III exists for schools when enrollment equals the maximum student/classroom ratio. A Level II problem exists when enrollment projections indicate that school capacity will be reached within five years or other shorter time increment identified by a resource capacity study. It is estimated that five years are needed to plan, finance and construct new school facilities, though that lead time could be extended by using mobile classrooms. A Level I concern would exist when enrollment projections reach school capacity in seven years. Seven years is the maximum period over which school districts can project enrollment with reasonable accuracy. The two years between Levels I & II should be used to prepare a resource capacity study.

When determining school capacity, adopted school district standards should be accepted by the county. Most school districts prepare their own population estimates for making enrollment projections. District population projections should be reviewed as part of the annual review process of the Land Use Element. If substantial disagreement occurs with county projections, such discrepancies should be resolved before identifying a level of resource concern.

Roads/Circulation

Identifying the traffic capacity of roads requires use of several traffic engineering standards. Roads are evaluated for their "level of service" characteristics to assess the ability of a given road segment to satisfy projected travel demand. The Highway Capacity Manual establishes service levels A through E based on such factors as safety, freedom to maneuver, travel time and driver comfort. Table L shows the level of service for various road types.

Road capacity is defined as the service volume at level of service (LOS) "E." That volume represents the maximum number of vehicles per hour the road can safely accommodate. In planning for peak use, common traffic engineering practice uses the 30th highest peak hour of the year, which generally represents the crossover point where the economic feasibility of providing additional capacity diminishes rapidly (i.e., in most cases a roadway would have to be built with 50% more capacity to accommodate the highest peak hour instead of the 30th highest peak hour).

Level of service "E" represents the Level III resource capacity, while LOS-"C" represents Level II. A Level I capacity problem exists when traffic volume projections indicate that Level of Service "C" would be reached within a year. Within that period, a resource capacity study

TABLE L
TRAFFIC SERVICE CHARACTERISTICS BY HIGHWAY TYPE

Level of Service	Two-Lane	Multi-Lane Rural w/o Access Control	Urban and Sub-Urban Arterials	Controlled Access Highways
A	Operating speeds of 60 mph or higher. 75% of passing maneuvers can be made with little or no delay. Under ideal conditions, a service volume of 400 passenger vehicles/hour, two-way, can be achieved.	Operating speed 60 mph or greater. Under ideal conditions, volume is limited to 600 passenger cars per lane per hour or 30 per cent of capacity. Average speeds are likely to be influenced by speed limits.	Average over-all travel speed of 30 mph or more. Free flowing with volume/capacity ratio of 0.60. Load factor at intersections near the limit of the 0.0 range. Peak-hour factor at about 0.70.	Free flow. Operating speeds at or greater than 60 mph. Service volume of 1400 passenger cars per hour on 2-lanes, on direction. Each additional lane serves volume of 1000 vph lane.
B	Operating speeds of 50 mph or higher. Volumes may reach 45% of capacity with continuous passing sight distance. Volumes of 900 passenger cars per hour, two-way, can be carried under ideal conditions.	Beginning of stable flow area. Volume at which actions of preceding vehicle will have some influence on following vehicles. Volume will not exceed 50% of capacity or 1000 passenger vehicles per lane per hour at a 55 mph operating speed under ideal conditions.	Average over-all speeds drop due to intersection delay and inter-vehicular conflicts, but remain at 25 mph or above. Delay is not unreasonable. Volumes at 0.70 of capacity and peak-hour factor approximately 0.80. Load factor at intersections approx. 0.1.	Higher speed range of stable flow. Operating speed at or greater than 55 mph. Service volume on 2-lanes in one direction not greater than 2000 passenger vehicles per hour. Each additional lane above two in one direction can serve 1500 vph.
C	Flow still stable. Operating speeds of 40 mph or above with total volume under ideal conditions equal to 70% of capacity with continuous passing sight distance, or 1400 passenger vehicles per hour, two-way.	Stable flow to a volume not exceeding 75% of capacity or 1500 passenger cars per lane per hour, under ideal conditions, maintaining at least a 45 mph operating speed.	Service volumes about 0.80 of capacity. Average over-all travel speeds of 20 mph. Operating conditions at most intersections approximate load factor of 0.3. Peak hour factor approximately 0.85. Traffic flow still stable with acceptable delays.	Operation still stable, but becoming more critical. Operating speed of 50 mph and service flow on two-lanes in one direction at 75% of capacity or not more than 5 min. flow rate of 3000 passenger cars per hour. Under ideal conditions each additional lane above two in one direction would serve 1800 vph.
D	Approaching unstable flow. Operating speeds approx. 35 mph. Volumes, two-direction, at 85% of capacity with continuous passing opportunity, or 1700 passenger cars per hour under ideal conditions.	Approaching unstable flow at volumes up to 90% of capacity or 1800 passenger cars per lane per hour at an operating speed of about 35 mph under ideal conditions.	Beginning to tax capabilities of street section. Approaching unstable flow. Service volumes approach 0.90 of capacity. Average over-all speeds down to 15 mph. Delays at intersections may become extensive with some cars waiting two or more cycles. Peak hour factor approx. 0.90; load factor of 0.7.	Lower speed range of stable flow. Operation approaches instability and is susceptible to changing conditions. Operating speeds approx. 40 mph & service flow rates at 90% of capacity. Peak 5 min. flow under ideal conditions cannot exceed 3600 vph for 2-lanes, 1 direction; 1800 vph each added lane.
E	Operating speeds in neighborhood of 30 mph but may vary considerably. Volumes under ideal conditions, two-way, equal to 2000 passenger vehicles per hour. Level E may never be attained. Operation may go directly from Level D to Level F.	Flow at 100 % of capacity or 2000 passenger cars per lane per hour under ideal conditions. Operating speeds of about 30 mph or less.	Service volumes at capacity. Average over-all traffic variable, but in area of 15 mph. Unstable flow. Continuous back-up on approaches to intersections. Load factor at intersections in range between 0.7 and 1.0. Peak hour factor likely to be 0.95.	Unstable flow. Over-all operating speeds of 30-35 mph. Volumes at capacity or about 2000 vph lane under ideal conditions. Traffic flow metered by design constrictions and bottlenecks, but long back-ups do not normally develop upstream.
F	Forced, congested flow with unpredictable characteristics. Operating speeds less than 30 mph. Volumes under 2000 passenger cars per hour, two-way.	Forced flow, congested condition with widely varying volume characteristics. Operating speeds of less than 30 mph.	Forced flow. Average over-all traffic speed below 15 mph. All intersections handling traffic in excess of capacity with storage distributed throughout the section. Vehicular back-ups extend back from signalized intersections, through unsignalized intersections.	Forced flow. Freeway acts as a storage for vehicles backed-up from downstream bottleneck. Operating speeds range from near 30 mph to stop-and-go operation.

Source: AASHO Urban Manual, p.320

should be prepared by the County Engineer to evaluate roadway status and recommend improvements.

In many instances adequate data are not presently available to determine the level of service for roadways in the county, especially for local community roads. While various types of data (e.g., traffic counts, accident counts, etc.) provide an indication of potential problems, the complete engineering data needed to accurately define level of service is often unavailable. As the Resource Management System is implemented and refined, the county should establish a monitoring and reporting system for selected collector and arterial roadways. The resulting information could delineate areas with traffic volumes approaching capacity, so that subsequent approval of development projects would not lead to unacceptable service levels.

F. MANAGEMENT SYSTEM PROCEDURES

The primary step in implementing the RMS is an advisory memo sent to the Board of Supervisors as each level of resource severity is reached. In each case, a board decision on whether severity Levels II or III exist can only occur after a public hearing to review the data on which a level of severity finding is to be based. The procedures described below are recommended rather than mandatory, and can be implemented only through the adoption of specific ordinances by the Board of Supervisors after a public hearing.

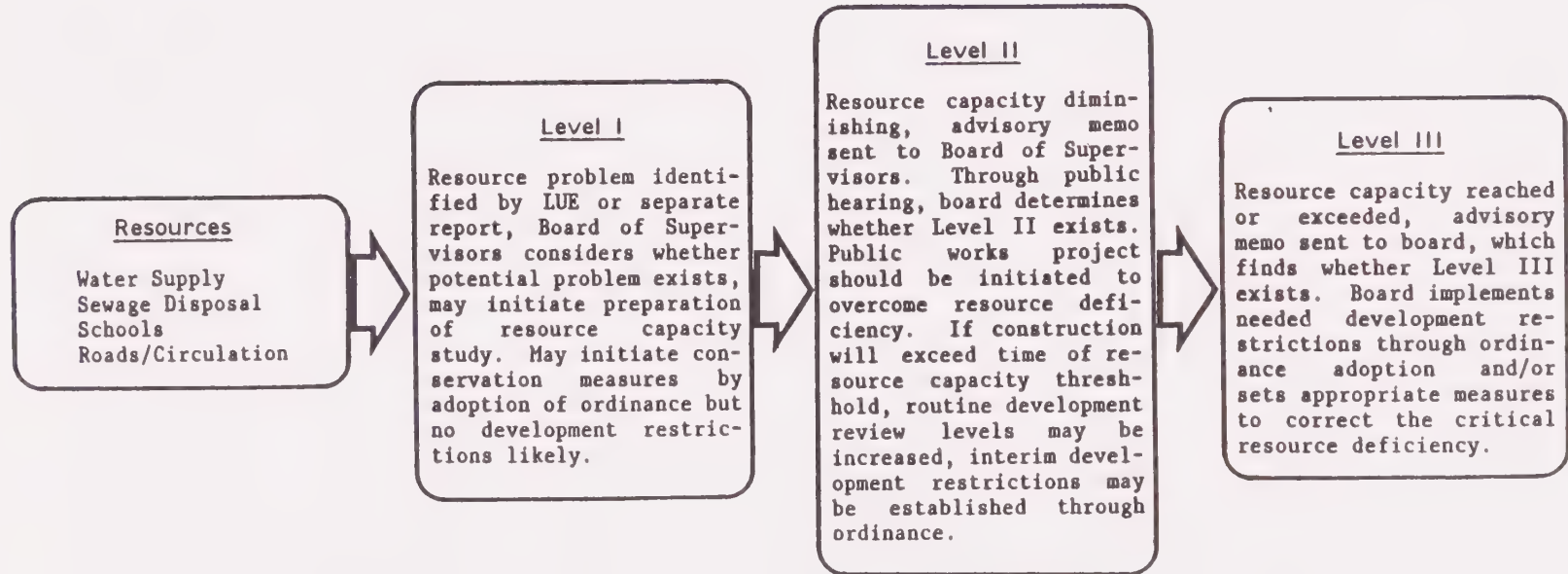
Level I Procedure

When available data suggest a resource problem exists or is anticipated, staff forwards an advisory memorandum to the Board of Supervisors (with copies to the Planning Commission for their information). The memorandum identifies the capacity problem and enables the board to review the data upon which the staff recommendation is based. If the board agrees that a potential resource problem exists, it should initiate preparation of a resource capacity study, as described below. The board may also wish to initiate, through ordinance, conservation measures deemed necessary to partially relieve existing burdens on the affected resource. If an affected resource is not under county jurisdiction (e.g., a community service district may have responsibility over a local water supply problem), staff would advise the responsible agency that a potential problem may exist, based upon data available to the county, and urge that the agency prepare a resource capacity study. Staff contacts and recommendations to the agency should occur in advance of the agency's budget preparation process so the necessary work can be included in their financial considerations. Preparation of the capacity study would involve the cooperation of the county and any other affected agencies. Under normal circumstances, community development is intended to continue through a Level I condition without any restrictions being enacted. Projects would still be evaluated for consistency with the Land Use Element without the Level I determination affecting them, unless otherwise directed by the Board of Supervisors.

FIGURE 4

RESOURCE MANAGEMENT SYSTEM FRAMEWORK

PROCEDURE SUMMARY



The Resource Capacity Study

Preparation of a resource capacity study should be undertaken by the agency providing the particular service or resource being considered, in cooperation with the county and any other affected agencies (such as public or private water companies, sewer districts, community service districts, school districts and incorporated cities). A resource capacity study should:

1. Determine the capacity of the resource being studied;
2. Identify alternate measures for correcting a predicted resource deficiency and evaluate the feasibility of each measure;
3. Provide an estimated timetable for completion of a public works project to correct the resource deficiency;
4. Recommend techniques for resource management to be used if needed to extend capacities during the construction period of a public works project;
5. Identify thresholds for Level II and III deficiencies.

To satisfy the above objectives, specific information developed by the resource capacity study would be based on the particular resource and problem being studied, as follows:

1. Water Supply Problem: Inventory existing water resources available to the agency operating the system; document existing demand for water by all area user-groups; and explore any conservation measures that could reasonably be imposed by the water agency.
2. Water Distribution Problem: Likely to affect only a part of an existing community water system. Of primary concern are measures needed to correct the problem, but readily available short-term corrective actions can be considered.
3. Wastewater Quality Problem: Inventory annual flows into the sewage treatment plant, and identify any additional capacity that may be available for new connections without creating water quality problems; determine potential effects of water consumption reductions on long-term plant capacity; estimate timing of plant expansion.
4. Septic Tank Failures: Inventory extent of existing septic tank leaching field failures; impacts on surface and groundwater; locations where additional septic tanks may be approved (if any) and standards for such approval; and need for alternative methods of sewage disposal, including community or package sewer treatment systems.

Since several different resource capacity studies may be needed at the same time, recommended priorities for preparing the reports will be submitted as part of the advisory memo to the Board of Supervisors. The board should review the recommended priorities, and direct authorized capacity studies to be funded and included in the work programs of the Planning, Engineering, or any other affected departments.

Upon completion, a resource capacity study is forwarded to the Planning Commission for public hearing. The commission reviews study data and recommends to the Board of Supervisors as to its adequacy. Commission review should be completed and reported to the Board of Supervisors within a maximum of 40 days from when the study is placed on the commission agenda.

Upon receipt of the Planning Commission recommendation, the Board of Supervisors holds a public hearing to review the resource capacity study, consider public testimony and determine whether the study should be certified. If the board should certify the study as a basis for general plan amendment if found to be adequate in assessing the affected resource. The data in the certified resource capacity study will then be incorporated into the general plan as new resource data at the next available time for processing general plan amendments. If a need for capital improvements is indicated, the study will be forwarded to the affected agencies for inclusion of those improvements in the next capital improvement program budget.

Level II Procedure

At this level staff will advise the Board of Supervisors when the capacity of a particular resource is diminishing past the point of merely being a potential problem. The basis for this recommendation may come from completion of a previously ordered resource capacity study or from the basic information developed in the LUE area plan studies.

Upon review of the Level II advisory memorandum, the board evaluates the validity of the data upon which the recommendation is based, and determines whether to forward the memo to the Planning Commission for a public hearing on the recommendation, and. The Planning Commission should recommend an appropriate course of action to the Board of Supervisors. Commission review must be completed and reported to the board within a maximum of 40 days from the time the matter is placed on the commission agenda.

Upon receipt of the Planning Commission recommendation, the Board of Supervisors holds a public hearing to consider relevant resource data, public testimony, and to determine whether Level II exists. If the board determines that Level II does not exist, staff is directed to either: (1) continue monitoring the resource and report back to the board; (2) terminate monitoring; or (3) take other action the board finds appropriate.

If Level II is found to exist, the board should formally adopt findings to that effect (and cite the basis for such findings) and adopt a capital expenditure program as necessary to correct the deficiency. If a capital project is not feasible, or if remaining resource capacity is insufficient to last through capital project construction, the board may also initiate ordinances to provide for any of the following measures deemed necessary:

1. All development applications become subject to discretionary review (e.g., where the Land Use Ordinance normally requires a Plot Plan or Minor Use Permit application, they would be elevated to a Development Plan). The increased review would allow projects to be evaluated for their effect upon the resource scarcity. Projects would be subject to the California Environmental Quality Act (CEQA) and receive environmental determinations. If an environmental impact report is required, any proposed mitigation measures must respond to identified Level II resource deficiencies.
2. Any other interim measures necessary to deal with the particular resource deficiency. Such measures may include a prohibition on the creation of new lots, mandatory conservation measures, or limitations on the number or type of development permits to be issued (e.g., limit the number of permits issued heavy water users in an area with a water deficiency).

The only purpose of development restrictions at Level II should be to increase lead time for correcting a resource deficiency. When the Board of Supervisors finds that a resource deficiency has been corrected, any ordinance that enacted development restrictions should be repealed or allowed to expire. Applications would then be processed and reviewed as normal.

Level III Procedure

The determination that a Level III resource problem exists also begins with an advisory memo to the Board of Supervisors. After reviewing the memo, the board forwards the documentation to the Planning Commission for public hearing. As at Level II, the commission has a maximum of 40 days to hold the public hearing and report to the board.

After receiving the commission report, the board holds a public hearing to consider relevant resource data, public testimony, and to determine whether Level III exists. If Level III is found to not exist, the board may direct staff to: maintain Level II procedures; modify Level II findings, or take whatever other action is deemed necessary by the board. If Level III is found to exist, the board should make formal findings to that effect (and cite the basis for the findings) and should, where necessary:

1. Institute appropriate measures (including capital programs) to correct the critical resource deficiency, or at least restore Level II so that severe restrictions will be unnecessary.
2. Adopt an urgency ordinance to initiate whatever development restrictions are necessary to halt further resource depletion. Any such restrictions should be reduced or removed only after a public hearing where the Board of Supervisors determines that Level III no longer exists and any dangers to public health or safety have been eliminated.

Resource Management System Coordination

Resource capacity studies should clearly describe short and long-term capital programs of affected agencies, and should be coordinated with the urban service and urban reserve lines in the Land Use Element. Coordination between service agencies and the LUE is mandated by the Government Code (Section 65401) requirement that agencies involved in evaluating, planning or constructing major public works annually provide the county with a list of their proposed projects. The county must then prepare "...a coordinated program of proposed public works for the ensuing fiscal year." The coordinated program is then submitted to the county Planning Commission for review and a report "...as to conformity with the adopted general plan or part thereof." Capacity studies should also define the critical points in time when decisions are needed to maintain adequate lead times and avoid resource deficiencies.

A review of the Resource Management System will occur as part of the annual general plan review (described in Chapter 2). Since the RMS is part of the Land Use Element, its effectiveness, and the accuracy and timeliness of its resource capacity assessments will be evaluated annually by the Planning Commission.

Resource capacity studies are forwarded to the Local Agency Formation Commission (LAFCO) for its use when considering requests for expansion of urban service lines, urban or village reserve lines, or when considering proposed annexations to any incorporated cities. Because LAFCO definitions of "sphere of service" and "sphere of influence" correspond to the LUE definitions of urban service line and urban reserve line, respectively, such coordination is necessary to support orderly urban expansion.

Resource Management Techniques

A variety of procedures and techniques for resource management are suitable for use by local governments. The Land Use Element is not intended to predetermine which techniques would be appropriate in a specific situation, since individual problem circumstances can vary widely. The choice of implementing tools will instead be chosen by the Planning Commission and Board of Supervisors, based on a particular resource problem. Under this system, implementation of restrictions would occur only

after a public hearing and adoption of an ordinance to enact specific measures in a defined area. Techniques for correcting local problems would be evaluated in the advisory memo prepared at Levels I, II and III. That approach would support recognition of the uniqueness of each situation so that the most appropriate remedy could be applied.

CHAPTER 5: PUBLIC SERVICE CONSIDERATIONS

A. INTRODUCTION

A major function of local government is providing public services within its jurisdiction; however, delivering adequate services at an affordable price has become increasingly difficult. While growth sometimes provides financial support for the increased service demands it creates, the cost to government of providing needed services frequently exceeds the return. In addition, the problems of inflating service costs can be aggravated by the locations where service demands are felt, particularly when such demands occur at the urban fringe. The economics of land use often result in development occurring first in urban fringe areas where land cost is less, instead of adjacent to existing development. Such "leapfrog" growth requires extension of services across intervening undeveloped land, resulting in higher costs for extension than would be required for concentric growth. Because utility extension costs can be more immediately transferred to purchasers of new development than can the cost of raw land, development of fringe areas continues to be proposed if service extensions are possible at all. The difficulty with that approach from a community standpoint is that in addition to increasing the costs of extending services, premature fringe development can also lead to inappropriately timed land use conversions.

A basic problem in providing services is defining appropriate boundaries between urban and non-urban areas, and proper levels of service for each. The Land Use Element establishes such boundaries through the urban reserve line, urban service line, and village reserve line.

B. URBAN RESERVE LINES

Under the LUE the urban reserve line (URL) has become more useful as a planning tool than in previous community land use plans. The urban reserve line was formerly little more than a "desire line," either used to roughly define physical areas where the community intended to grow within the long and often indeterminate term of its land use plan; or simply represented a referral area where projects in adjacent unincorporated areas would be submitted to the city for review and comment.

In this Land Use Element, the URL boundary between urban/suburban land uses and rural land uses is based upon both the needs of individual communities for areas of additional growth (during the term of the LUE), as well as the capacities of community resources to support such growth. The urban reserve line defines growth areas around urban centers in which the county, or the county and affected city, will actively coordinate plans, policies and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, and other matters related to the orderly development of urban areas.

The amount of land included in each community URL by the Land Use Element is based on the following factors:

1. Community population projections.
2. The land absorption rate (how much land is actually being converted to urban uses each year).
3. Existing and planned (committed in actual capital improvement programs) capability of local services (infrastructure systems such as water and sewer) to support continuing local development.

The community land use policies in the LUE area plans give particular attention to identifying suitable areas within the urban reserve line for the full range of urban and suburban land uses, where such uses can be readily supported by services. Urban reserve lines will be reviewed annually to determine the continuing validity and need for change of those boundaries. Any changes in the URL require an amendment to the Land Use Element. When the amendment is located within the coastal zone, the amendment must be approved by the Coastal Commission.

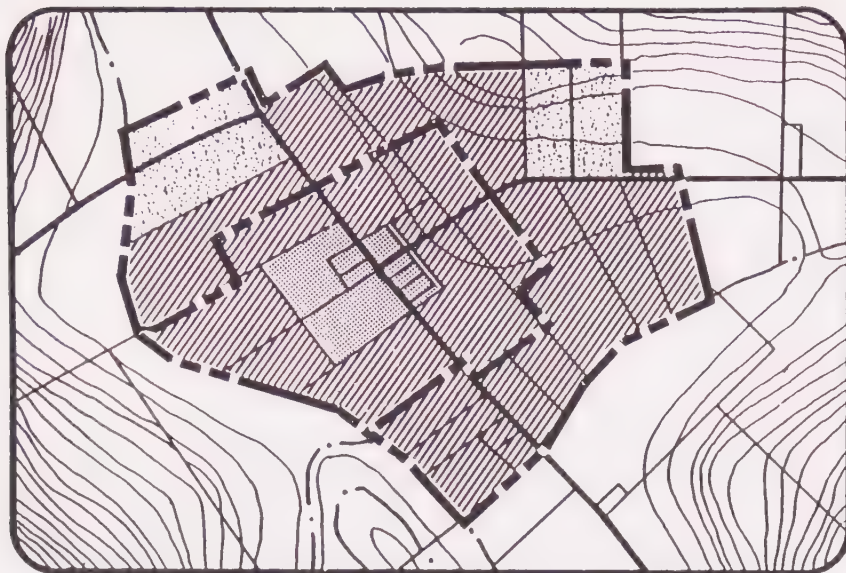
Urban Reserve Lines are established by the Land Use Element for the following cities and unincorporated communities:

ARROYO GRANDE	PASO ROBLES
ATASCADERO	PISMO BEACH
AVILA BEACH	SAN LUIS OBISPO
CAMBRIA	SAN MIGUEL
CAYUCOS	SANTA MARGARITA
GROVER CITY	SHANDON
MORRO BAY	SOUTH BAY
NIPOMO	TEMPLETON
OCEANO	

C. URBAN SERVICE LINES

Within the urban reserve line of each community is the urban services line (USL). The USL encompasses areas where urban services are now provided or where such services are expected to be extended during the first five to 10 years following adoption of the Land Use Element, as the community expands toward the full development potential represented by the urban reserve line. Placement of the USL is based upon existing and planned (committed in capital improvement programs) service system capacities and upon community plans.

Within the coastal zone, the Urban Services Line is the Urban-Rural boundary as defined in the Local Coastal Plan.



--- URBAN RESERVE LINE: Boundary between urban land uses and rural countryside. Defines primary area for urban growth during 20 year horizon of Land Use Element.

--- URBAN SERVICES LINE: Area where urban services exist or are to be extended within the 5 - 10 years after each annual LUE review. USL reviewed yearly to evaluate whether location is realistic in terms of community growth patterns & capacity of community resources.



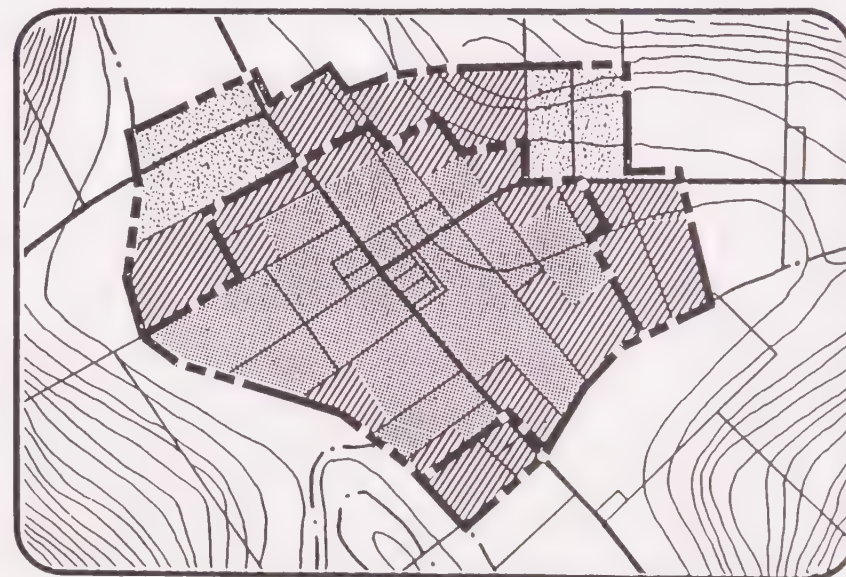
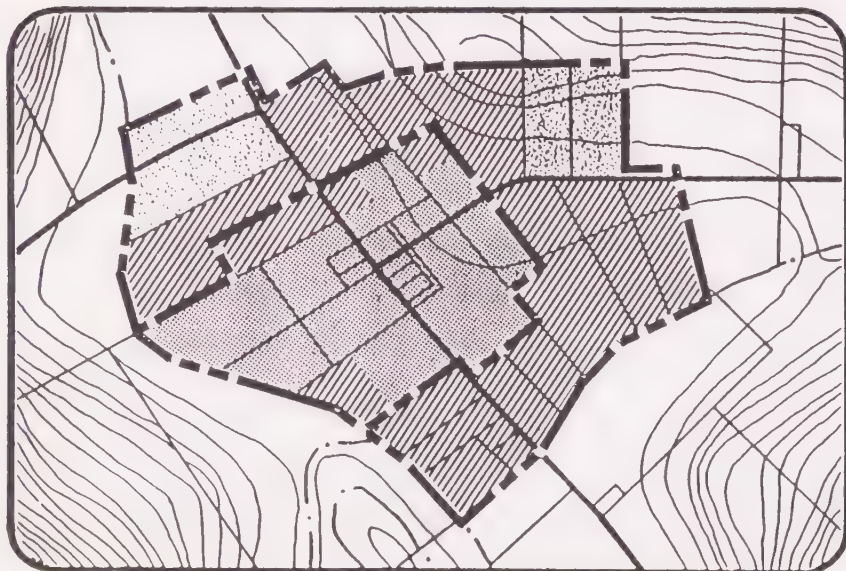
DEVELOPED AREA: Areas within the community which are already substantially developed.



PROPOSED URBAN EXPANSION AREA: Areas for future urban uses & densities which will need full urban services, especially community water & sewer systems.



PROPOSED SUBURBAN EXPANSION AREA: Planned for future suburban uses & densities, requiring community water but able to accommodate individual septic tanks on an interim basis.



The urban services line allows for orderly phasing of community expansion within an urban reserve line, as illustrated on Figure 5. The USL should be reviewed on an annual basis, along with the growth projections and service capabilities on which it is based. That review will support the planning process reflecting up-to-date conditions within the community, ensuring that community growth is in proper relationship to available resources. Review of the USL thereby allows for orderly expansion of the community with timely extensions of necessary urban services.

The USL reflects the capital improvement program (CIP) and community plans for scheduling extensions to public services and utilities needed for urban development. As improvements are scheduled and constructed, annual review will enable the USL to be expanded accordingly. Areas of communities located between the urban service and urban reserve lines are sometimes designated on the LUE maps for urban uses, at Residential Single-Family densities or greater. In such areas the land use categories applied are "holding zones," where development of designated uses would be appropriate when urban services and facilities can be provided and the USL is amended to include those areas. The area plans contain standards identifying appropriate interim uses where particular uses could not be compatibly established in advance of full urban services.

Expansion of a USL requires amendment of the Land Use Element and will be handled as described in Chapter 2. Amendment of a USL should occur after LAFCO has amended the corresponding sphere of service line (see also Section F below).

D. VILLAGE RESERVE LINES

There are many areas in the county where homes are grouped in settlements of greater density than surrounding rural areas, but which are not self-sufficient communities. In past planning studies, such communities have often been overlooked, remaining undistinguished from the surrounding countryside. The LUE recognizes these villages as having both individual character and unique problems, as well as needing specialized solutions to their problems. People living in these villages identify with a local character and often feel protective of their village life-style.

The village reserve lines (VRL) distinguish developed areas from the surrounding rural countryside. A land use plan has been developed for each village, with particular attention given to their unique problems, opportunities and development potentials. Village plans are found in the LUE area plans. Village reserve lines are established for:

CALIFORNIA VALLEY	LOS RANCHOS/EDNA
CALLENDER/GARRETT	OAK SHORES
CRESTON	PALO MESA
GARDEN FARMS	POZO
HERITAGE VILLAGE	SAN SIMEON ACRES
LOS BERROS	WHITLEY GARDENS

E. APPROPRIATE LEVELS OF SERVICE

The urban and village reserve lines establish the boundary between urban and rural (city and country) land uses. With that differentiation is also a difference in the types of public services needed for area residents. Table M indicates the types of services that generally would be appropriate in areas with urban, suburban and rural densities as shown in the Land Use Element area plans.

TABLE M
LEVELS OF SERVICE

<u>Urban Densities</u>	<u>Suburban Densities</u>	<u>Rural Densities</u>
Community Water System	Community Water System	Individual Wells
Public Sewers	Septic Tank Maintenance	Septic Tanks
Police Service	Police Service	Police Service
Fire Protection	Fire Protection	Fire Protection
Parks	Parks	Parks
Street Improvements	Street Improvements	Road Improvements
Street Trees		
Lighting		
Street Sweeping		
Drainage	Drainage	Drainage
Solid Waste Pickup	Solid Waste Pickup	Solid Waste Pickup
Ambulance	Ambulance	Ambulance
Libraries	Libraries	Libraries (Mobile)
Improvement Districts	Improvement Districts	Improvement Districts
Cultural Facilities		
Schools	Schools	Schools

F. LOCAL AGENCY FORMATION COMMISSION AND SPECIAL DISTRICTS

The California Government Code (Section 54774) states that one purpose of the Local Agency Formation Commission (LAFCO) is "...the discouragement of urban sprawl and the encouragement of the orderly formation and development of local governmental agencies based upon local conditions and circumstances." In order to see that such orderly formation and development is carried out, the code further directs that "...the Local Agency Formation Commission shall develop and determine the Sphere of Influence of each local governmental agency within the county."

The San Luis Obispo County LAFCO has adopted general policies and criteria for spheres of influence. Those criteria contain the following definitions:

Spheres of Influence: Lines adopted by LAFCO that will delineate the ultimate limits of local governmental agencies in the county after consideration of many factors including the general plans of the various cities, boundary lines of existing special districts and the county urban reserve lines.

Sphere of Service: The area around a community, city or special district where short-term growth (10-year period) will be allowed, and within which urban services are planned to be provided as indicated by an agency's capital improvement program.

The definitions of the sphere of influence and sphere of service lines correspond directly to the definitions of the urban reserve and urban services lines (respectively) in the Land Use Element. The intent of the Land Use Element is to provide data useful to LAFCO in establishing Spheres of Influence and fulfilling their mandate to ensure that local governmental agencies undergo orderly formation and development. Once spheres of influence are adopted by LAFCO they become "...a factor in making regular decisions on proposals over which it has jurisdiction. The commission may recommend governmental reorganizations to particular agencies in the county, using the spheres of influence as the basis for such recommendation..." The factors evaluated by LAFCO in determining the sphere of influence of each local governmental entity include:

1. The maximum possible service area of the agency based upon present and possible service capabilities of the agency.
2. The range of services the agency is providing or could provide.
3. The projected future population growth of the area.
4. The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.
5. The present and probable future service needs of the area.
6. Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.
7. The existence of social and economic interdependence and interaction between the area within the boundaries of a local governmental agency and the areas that surround it and could be considered within the agency's sphere of influence.
8. The existence of agricultural preserves within the area being considered for inclusion within an agency's sphere of influence and the effects of their inclusion on maintaining their physical and economic integrity.

Many of the same factors affecting establishment of the LAFCo spheres of influence were also considered in locating the urban reserve, urban service and village reserve lines in the LUE. Continued coordination in the future between the LUE and the spheres of influence will support the orderly growth of county communities and will also support service agencies in keeping pace with that growth.

CHAPTER 6: CIRCULATION

A. INTRODUCTION

As noted in the San Luis Obispo County Transportation Plan (adopted June 1979), transportation has greater significance in land use planning than being viewed simply as various means of travel. Transportation and land use are interdependent. Critical relationships and interactions exist between transportation and aspects of land use such as housing, open space, recreation and economic development. The close relationship between the circulation system and land use is also recognized in the state guidelines for preparation of a circulation element, which require coordination with the Land Use Element. The Circulation Element is one of five chapters of the county Transportation Plan, and contains generalized circulation recommendations for both the rural and urban portions of the county. The Circulation Element provides for its generalized recommendations to be refined in the LUE to identify actual local improvement requirements. Those details are found in the area plans.

This chapter of the Land Use Element discusses the system-level considerations and terminology that provide the basis for discussion and recommendations in the area plans. It is the purpose of LUE circulation policies to:

1. Encourage new development to be accompanied by the provision of adequate circulation and access for moving people, goods and services throughout the County in a manner which is efficient in the use of energy and materials, and which uses routes and structures that are compatibly and attractively designed with respect to their surroundings.
2. Closely integrate land use planning with transportation planning to support urban and rural development only when appropriate circulation and access facilities are made available.
3. Work toward the goal of achieving compatibility of land use proposals with the adopted transportation plans of affected agencies.

B. CIRCULATION SYSTEM DEFINITIONS

The area plans of the Land Use Element provide road classifications on the basis of local circulation needs with detailed information regarding the location of proposed improvements. Where appropriate, the area plans also set special programs and standards for areawide or local improvements. In general, the Standard Improvement Specifications and Drawings, published by the county Engineering Department, provide minimum standards and criteria for the design and review of proposed streets and roadways throughout the county.

TABLE N
COORDINATION OF COUNTY TRANSPORTATION PLAN, REGIONAL TRANSPORTATION PLAN
AND LAND USE ELEMENT ROAD CLASSIFICATIONS

County Transportation Plan	Land Use Element	Regional Transportation Plan	Primary Use	Typical County Roads	Color Code	
					CTP	RTP
Principal Arterial	Principal Arterial	Principal Arterial	Urban Extension of rural principal arterials carries through traffic of long trip length	Highway 101, portions of Highway 1 & 46	Red	Red
Urban Arterial	Arterial	Minor Arterial	Continuation of inter- community links within urban areas providing high level of service	South Bay Blvd. portions of Los Osos Valley Rd. Highway 1 & 41	Blue	Blue
Local Arterial	Arterial	Local Arterial	Provide intra-community continuity; moderate trip lengths, localized, in scale; access provided	Windsor Blvd. Traffic Way	Green	Green
Collector	Collector	Collector	Channels traffic from local streets to arter- ials, penetrates identi- fiable neighborhoods	Pacific Avenue Golden Hill Rd. Buckley Road Halcyon Road	Brown	Brown

The following definitions of the various components of the circulation system are used in the Land Use Element. Though right-of-way widths are mentioned, they are provided for general information only. Actual right-of-way widths are determined by the county Standard Improvement Specifications and Drawings.

Principal Arterial Roads

(Right-of-way (R/W) varies)

Includes freeways, expressways and principal state and county roads which connect major population centers and other points of traffic generation.

Urban/Rural Arterial Road

(Divided - 108-foot R/W)

(Undivided - 92-foot R/W)

A road that carries traffic between principal arterial roads, centers of population, or carries large volumes of traffic within an urban or rural area. Arterials are not intended to be residential streets, and are best used for access to areas of retail and service commercial uses, industrial facilities and major community facilities.

Urban/Rural Collector Road

(60-foot R/W)

A road that enables traffic to move to and from local roads, arterial roads and activity centers. Collectors are the principal arterial of residential areas and carry a relatively high volume of traffic. A collector also has the potential for sustaining minor retail establishments. Limits on residential driveway access should be based upon traffic volumes, parcel sizes and sight distances.

Local Road

(50-foot R/W)

A road that is used primarily for access to abutting property.

Interchange

A grade separation connection or bypass of two roads, or other forms of transportation such as a railroad. Interchanges are generally necessary when roads connect or bypass a major or principal arterial and railroad right-of-way.

C. RESIDENTIAL STREET CONSIDERATIONS

Location and design of streets can have a major effect on adjacent land uses. The design of residential streets is particularly important since improper design of such routes can have a long-term adverse effect on residents using them. The following guidelines offer general design parameters for providing safe, convenient routes for movement of automobiles, bicycles and pedestrians within residential neighborhoods and local commercial areas.

General Design Guidelines

- a. Street and pedestrian circulation patterns in newly developed areas should be compatible with the land use recommendations of the community plans for the planning areas.
- b. New street network designs should minimize the overall length of streets.
- c. Driveway entrances should be avoided on arterials.
- d. Local residential streets should generally be designed to serve limited, localized access needs, rather than through traffic.
- e. All dwellings and structures should be readily accessible to emergency and service vehicles.
- f. Sight distances should be appropriately maintained as determined by traffic speed, terrain, alignments, and climatic extremes (e.g., foggy areas).
- g. Horizontal and vertical street alignments should relate to natural ground contours insofar as such contours are not sloping so steeply to create hazards to traffic, and should be consistent with other design objectives.
- h. The horizontal and vertical alignments of streets should be located to minimize grading.
- i. Street layouts should be planned to avoid adverse concentration of storm water runoff.

Intersections

- a. Residential street layouts should generally be designed to minimize the use of four-way intersections by avoiding conventional gridiron street layout patterns.
- b. Oblique intersections should generally be avoided.
- c. Intersections on curves should be avoided unless safe sight distances can be assured.

Parking

Adequate off-street parking for residents and guests, including spaces for recreational vehicles, should be provided in both urban and rural areas.

Landscaping

Street landscaping can improve the appearance and aesthetic value of neighborhoods in urban areas. Landscaping should be planned for safety, and to provide buffering to minimize conflicts between streets, parking, structures, and pedestrians paths. These considerations are limited by the ability of local agencies to fund continuing maintenance.

The design and construction of new roads or the expansion of existing roads should consider and preserve natural features, especially in suburban and rural areas.

D. PUBLIC TRANSIT

Mass transit serves the transportation needs of large numbers of people and low-mobility groups (those without cars) more efficiently than automobiles. Transit policies and plans of the county are contained in the Transit Element of the county Transportation Plan.

E. AIRPORTS

Airports provide base facilities for air transportation and air freight and meet recreational needs. The Land Use Element designates areas around county airports for limited commercial, industrial, recreational or low-density residential uses, as well as agricultural and open space uses, based upon the characteristics of the individual airports. Specific development criteria for airport facilities and identification of types of land uses that may be compatible with airports are defined in the following documents:

1. The Aviation Element of the county Transportation Plan.
2. The San Luis Obispo County Airport Land Use Plan.
3. The Oceano County Airport Land Use Plan.
4. The Paso Robles City Airport Land Use Plan.

Land use recommendations and standards of the above-mentioned documents are refined in the planning areas through application of the Airport Review combining designation, discussed in Chapter 8.

F. EQUESTRIAN TRAILS

In areas where there is interest in establishing equestrian trails, the county should work with equestrian groups, property owners, and agriculturalists to determine whether rights-of-way may be secured to serve this need while respecting adjacent uses and ownerships.

G. OTHER TRANSPORTATION MODES

In addition to streets, public transit and airports, other transportation modes affecting land use planning include harbors and seaports, pipelines, transmission lines, rail and transportation terminals. The area plans contain policies for the local development and use of those systems. However, the Other Transportation Modes Element of the county Transportation Plan should also be reviewed for a more broad discussion of issues, programs and policies for those components of the county circulation system.

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CHAPTER 7: LAND USE CATEGORIES AND ALLOWABLE USES

A. INTRODUCTION

The LUE land use categories identify areas for similar and compatible land uses. The land use categories provide a basic order for development while allowing a range of uses in support of diversity and choice. The land use categories were formulated to support the following goals:

1. To permit orderly and beneficial development, while protecting the character of neighborhoods and communities, and the social and economic viability of the county.
2. To reconcile discordant land uses by identifying the relationships between uses that minimize land use conflicts.
3. To support preservation of the county's agricultural industry and the soils essential to agriculture.
4. To support protection and preservation of county open space and recreational resources while providing for appropriate development.
5. To provide areas where agricultural, residential, commercial and industrial uses may be developed in harmonious patterns and with all the necessities for satisfactory living and working environments.
6. To protect coastal resources, public access to the shoreline and visitor-serving areas, as required by the California Coastal Act.

Land Use Categories

Thirteen land use categories were developed in response to the variety of natural and man-made features of the landscape, population growth trends and projections, existing county policies as represented by existing general plans and zoning, and public attitudes about land use. The land use categories are (in order of increasing intensity of use):

Open Space	Residential Multi-Family
Agriculture	Office and Professional
Rural Lands	Commercial Retail
Recreation	Commercial Service
Residential Rural	Industrial
Residential Suburban	Public Facilities
Residential Single-Family	

The 13 categories are applied throughout the county by both the text and maps of this Land Use Element; together they constitute the adopted county policy for future growth and land use. Actual locations of the various categories are detailed in the planning area chapters of this report.

In evaluating future land use category amendment requests, the following characteristics (which were the basis for applying the land use categories to the county initially) should be used as the basis for determining whether a requested change is appropriate:

- . Existing land use
- . Accessibility/circulation
- . Soils classification (where applicable)
- . Slope and other terrain characteristics
- . Vegetation
- . Natural hazards, fire hazards, flood-prone areas and geologic hazards
- . Existing parcel size and ownership patterns
- . Availability of public services and facilities
- . Existing planning policies
- . Area character

Density, Character and Parcel Size

The Land Use Element uses the term "density" to mean the number of dwelling units per acre or the range of minimum parcel sizes for the creation of new lots in each land use category. The density ranges identified in each of the land use categories are based upon:

1. The need to provide flexibility in lot sizes to respond to particular site conditions, and also to protect existing and proposed neighborhoods from inappropriate levels of development.
2. The need for new development to be compatible with both existing adjacent uses, as well as planned future developments.
3. The need to provide standards to control the intensity of development in order to reduce or eliminate adverse environmental impacts.

Determining the minimum lot size for division of a parcel within any given land use category is accomplished by applying the site design standards of the Land Use OrdinanceS (Chapters 22.04 and 23.04) to the particular characteristics of the site and site vicinity. If any lot size standards of an area plan differ from or conflict with the minimum lot size standards of the Land Use Ordinance, the Land Use Element takes precedence over the ordinance. Except in the coastal zone, parcel size requirements set by Land Use Element area plans are subject to the variance procedure in Land Use Ordinance Section 22.01.044, provided that no variance shall authorize a minimum parcel size smaller than the parcel size range for the applicable land use category established by Section B of this chapter. (Amended 1982, Ord. 2106)

In addition to a density range, the discussion of each land use category in this chapter contains statements of the purpose and character of each land use category. Those criteria are used in evaluating LUE amendment requests to determine whether a proposed category change would be appropriate for a specific site, neighborhood and community. Development of

new or amended LUE planning area standards should be guided by the following principles, upon which the planning area standards were initially formulated.

1. All developments should be designed with maximum consideration of the characteristics of project sites and their surroundings:
 - a. To enhance and achieve full use of special site potentials such as natural terrain, views, vegetation, natural waterways or other features;
 - b. To respect and mitigate (or avoid) special site constraints such as climatic conditions, noise, flooding, slope stability or ecologically sensitive surroundings;
 - c. To be compatible with present and potential adjacent land uses.
2. Designs for proposed residential uses should include:
 - a. Provisions for privacy and usable open space;
 - b. Orientation and design features to shelter from prevailing winds and adverse weather, while enabling use of natural light, ventilation and shade.
3. All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles.

B. DESCRIPTION OF LAND USE CATEGORIES

The following pages describe the 13 land use categories in detail, including their purpose, intended character, and appropriate density ranges. The criteria listed for each land use category were the basis for determining actual locations in the county where the categories should be applied. The statements of purpose and character are to be used solely for evaluating whether a request for a land use category change (LUE amendment) is appropriate. The statements of category purpose and character are not to be used to evaluate development proposals; however, the statements of minimum parcel size and density ranges for each category will be used in the review of land division and residential development proposals.

OPEN SPACE

The Open Space category is to be applied only to lands in public fee ownership, or private lands where an open space agreement, easement or preserve has been executed between the property owner and the county. Applying the Open Space category to a parcel of land does not in and of itself, convey or imply any right of public access, use, trespass or violation of privacy. Within the coastal zone, the

open space designation may be applied to public or private lands with public easements, including the undeveloped portions of state park properties.

Purpose:

- a. To identify land areas having value as primitive or natural areas.
- b. To identify environmentally-fragile areas capable of supporting only passive recreational activities and non-structural uses.
- c. To identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve.
- d. To retain areas with fragile plant or animal communities (such as marshes and wetlands) in a natural or undisturbed state.

Character:

- a. National forest, Bureau of Land Management or other public lands specifically reserved or proposed for wilderness or wildlife/nature preserves.
- b. Portions of a site with natural features such as unique topography, vegetation or stream courses without a quality or extent sufficient to necessitate application of a Sensitive Resource Area combining designation.
- c. Areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc.

Density:

Lands designated within the Open Space category are not to be used as conventional residential building sites. The only appropriate residential use in an open space category would be ranger or caretaker quarters, established without division of the underlying parcel.

AGRICULTURE

Purpose:

- a. To recognize and retain commercial agriculture as a desirable land use and as a major segment of the county's economic base.
- b. To identify areas where agriculture is the primary land use with all other uses being secondary, in direct support of agriculture.
- c. To identify areas where rural residential uses not related to agriculture would find agricultural activities a nuisance, or incompatible with rural residential uses.

- d. To preserve the agricultural basis of the county economy and encourage the open space values of agriculture.
- e. To provide areas for both intensive and extensive agricultural pursuits.
- f. To support conversion of agricultural lands to other uses only when such conversion would not be inappropriate or premature in terms of the continuing agricultural viability of a specific site.
- g. To identify areas of commercial (prime and non-prime) agricultural soils.
- h. To recognize areas of both prime and non-prime soils within the coastal zone as a coastal resource.

Character:

- a. Areas of prime and non-prime agricultural soils, and other productive and potentially productive lands located outside of urban and village reserve lines.
- b. Areas for agriculture and its support services.
- c. Areas where the only residential uses allowed are for property owners or employees actively engaged in agricultural production on the same property.
- d. All lands previously designated as agricultural preserve, whether or not under contract, according to the adopted agricultural preserve rules of procedure.
- e. Lands that may be eligible for agricultural preserve if the rules of procedure are satisfied.
- f. Rural areas where existing land uses are mainly truck crops, specialty crops, row and field crops, irrigated crops and pasture, irrigated vineyards and orchards, dry farm orchards and vineyards, dry farm and grain, grazing and rangeland.
- g. Areas where parcel sizes and ownership patterns are sufficiently large to make agricultural operations economically viable.

Density:

Appropriate minimum parcel size is from 320 to 20 acres per dwelling unit based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020 and Coastal Zone Land Use Ordinance Section 23.04.020.

RURAL LANDS

Purpose:

- a. To encourage appropriate rural development that maximizes preservation of open space, watershed and wildlife habitat areas.
- b. To identify areas where rural residences may be established on lands with limited agricultural potential and open space value.
- c. To prevent inappropriate population densities in remote and hazardous areas of the county.
- d. To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

Character:

- a. Areas generally distant from urban centers with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.
- b. Generally, rural or mountainous areas with steep slopes, or soils of poorer quality than in agricultural areas; vegetation consisting of woodlands, chaparral and brush, which constitute a high or extreme fire hazard potential.
- c. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.
- d. Areas with steep terrain and limited access, but where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.
- e. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

Density:

Appropriate minimum parcel size is from 320 to 20 acres per dwelling unit, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, and Coastal Zone Land Use Ordinance Section 23.04.020.

RECREATION

Purpose:

- a. To identify areas having recreational potential.
- b. To allow for recreation and resort-oriented development.
- c. To provide for public park and recreation areas.
- d. To provide for visitor-serving priority areas within the Coastal Zone.

Character:

- a. Areas of existing and/or proposed private recreational uses.
- b. Areas shown on an adopted State Park System Master Plan or acquisition list.
- c. Areas of existing public recreational uses.
- d. Visitor-serving priority areas within the coastal zone are:
 - (1) Areas that presently serve tourists and visitors to the coast and coastal communities, which are protected by preserving the visitor-serving uses within them.
 - (2) Ocean-front land, upland support areas and private lands and coastal areas suitable for Recreational and Visitor-Serving commercial activities (as reflected on the land use maps) shall be preserved for such developments. Priority is given to the use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent uses.
 - (3) These areas are identified on the land use maps with the letter "V". The designation applies to the entire Recreation category.
- e. Areas with a natural or man-made recreational resource that will serve particular public recreational needs.
- f. Areas having residential uses integrated into a mixed use development that is to be approved under the Development Plan requirements of the Land Use Ordinance.
- g. Areas reserved for active and intensive recreational activities, such as motels, hotels, golf courses and campgrounds.
- h. Existing established state, county or city park holdings, as well as those areas of the national forest where active recreation uses exist.

Density:

- a. The appropriate minimum parcel size for public parks owned and maintained by a public agency will range from 1000 acres for a regional park to 1000 square feet for an urban playlot or mini-park, based upon the function of the park.
- b. The appropriate minimum parcel size for private lands are:
 - (1) From 20 acres to one acre outside of urban or village reserve lines. The one acre density would only be attainable if both a community water and community sewer system is provided. Without these systems the minimum lot size is 5 acres.
 - (2) From 20 acres to 6000 square feet inside urban or village reserve Lines, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020 and Coastal Zone Land Use Ordinance Section 23.04.020.

RESIDENTIAL RURAL

Purpose:

- a. To provide areas for residential development of a density compatible with a rural character and life-style.
- b. To allow limited, compatible non-residential uses commensurate with rural parcel sizes.
- c. To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible and man-made features have pre-empted most open space uses.
- d. To establish density patterns related to both the physical and man-made characteristics of land.
- e. To identify areas for "hobby farms."

Character:

- a. Areas with rural residences on parcels ranging from 5 to 20 acres in size.
- b. Areas that are outside of, but generally related to, urban and village areas.
- c. Areas with slopes generally less than 30%.
- d. Areas with marginal agricultural soils.
- e. Areas generally free of fragile natural resources.

- f. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.
- g. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- h. Areas where public services demands are limited (see Table M); septic tanks and individual wells should suffice for required water and sewer capability.

Density:

Appropriate minimum parcel size is from 20 to 5 acres per dwelling unit, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020 and Coastal Zone Land Use Ordinance Section 23.04.020.

RESIDENTIAL SUBURBAN

Purpose:

- a. To allow for single-family residential development on estate sized lots in a semi-rural setting.
- b. To allow limited, compatible non-residential uses which complement suburban neighborhoods.
- c. To establish density patterns related to both the physical and man-made characteristics of land.
- d. To identify areas for lower density residential expansion within urban and village boundaries.

Character:

- a. Areas with residences on parcels ranging from one to five acres in size.
- b. Areas generally within urban or village reserves.
- c. Areas programmed for less than full urban services (see Table M).
- d. Community water systems common but not always necessary; septic tanks should serve adequately on larger parcels where natural conditions do not prohibit their use.
- e. Areas with slopes generally less than 30% (with increased lot sizes required as slope increases).
- f. Areas of generally marginal agricultural land.

- g. Areas generally free of fragile natural resources.
- h. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses.
- i. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- j. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with individual community plans and Land Use Ordinance standards.

Density:

Appropriate minimum parcel size is from 5 acres to 1 acre per dwelling unit, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020.

RESIDENTIAL SINGLE-FAMILY

Purpose:

- a. To provide areas for single-family homes on single lots in communities with full urban services.
- b. To allow accessory and non-residential uses that complement single-family neighborhoods.
- c. To discourage incompatible non-residential uses in single family neighborhoods.

Character:

- a. Areas with single-family dwellings at gross densities from one to seven dwelling units per acre.
- b. Areas having (or programmed to receive) appropriate urban level services (see Table M).
- c. Areas within urban or village reserve lines.
- d. Areas within (or programmed by an individual community plan to be within) an urban services line.
- e. Areas with slopes generally less than 20% (with increased lot sizes required as slope increases).
- f. Areas generally without fragile natural resources.
- g. Areas where residential structures generally should not exceed two stories in height or cover more than 60% of the site.

- h. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with the LUE community plan and Land Use Ordinance location criteria.

Density:

Appropriate minimum parcel size is from one acre to 6,000 square feet per dwelling unit, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020.

RESIDENTIAL MULTI-FAMILY

Purpose:

- a. To provide areas for residential development with a wide range of densities and housing types.
- b. To more efficiently relate higher density residential development to community utilities and facilities as well as site characteristics.
- c. To locate parcels appropriate for development at higher residential densities in closer proximity to community services and facilities.
- d. To offer a wider range of residential living environments than the single family residence.
- e. To allow diverse non-residential activities compatible with a multi-family neighborhood.
- f. To establish densities supporting proper land use intensity by relating open space to living space.

Character:

- a. Areas of existing multi-family development.
- b. Areas that have, or are programmed to receive, full urban services (see Table M).
- c. Areas within an urban or village reserve line, and within (or programmed by an individual community plan to be within) an urban service line.
- d. Areas with slopes generally less than 20%, (with increased lot sizes required as slope increases).
- e. Centralized urban locations having close proximity to major commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities are capable of handling high density residential development.

- f. Areas where structures should generally not exceed three stories in height.
- g. Areas where new developments should use portions of their sites for landscaping to increase unit privacy and to visually enhance public areas.

Density:

- a. The appropriate gross density of multi-family residential development ranges from 8 to 38 dwelling units per acre, based on residential intensity as follows:

<u>Multi-Family Intensity</u>	<u>Maximum Dwelling Units per Acre</u>
Low	15
Medium	26
High	38

- b. Appropriate minimum parcel size is from 1 acre to 6,000 square feet, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020.

OFFICE AND PROFESSIONAL

Purpose:

- a. To provide for office and professional development in community centers and civic areas.
- b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.
- c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
- d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.
- e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

Character:

- a. Transitional areas between residential and major commercial or public facilities, rather than components of retail or residential areas.
- b. Areas set aside to support concentration of office uses, making office and professional activities more visible and easily accessible to the public.

- c. Peripheral areas of central business districts in close proximity to commercial and public uses.
- d. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
- e. Areas of mixed, non-residential uses compatible with business activities.

Central Business District (CBD) Areas:

- f. Areas where residential use should be limited to second floor or "rear half of building" locations, to reserve ground-floor frontages for business use.

Density:

Appropriate minimum parcel size is from 1 acre to 6,000 square feet based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020.

COMMERCIAL RETAIL

Purpose:

Central Business Districts (CBD):

- a. Provide appropriately-located areas for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community needs.
- b. Provide areas for stores, offices, service establishments and amusements, concentrated for public convenience and for mutual benefit.
- c. To allow for community and neighborhood facilities and institutions, as well as limited multi-family residential uses where appropriate.
- d. To provide for Visitor-Serving Priority Areas within the Coastal Zone.

Highway-Related Commercial areas:

- d. Provide areas for highway traveler services and uses associated with tourists and vacationers.
- e. Allow for commercial and compatible accessory uses related to resort or recreational activities.

Residential Neighborhood Commercial areas:

- f. To provide suitable locations for retail and service commercial establishments intended to meet daily convenience needs of the residential area.

Character:

CBD areas:

- a. Concentrated retail business and service areas that supply daily community commercial needs, located within an urban or village area.
- b. Areas of grouped uses that are economically and physically compatible.
- c. Areas of retail commercial use in central business districts, serving as "drawing cards" for local and regional trade services.
- d. Areas located to encourage concentration of compatible retail trade services rather than decentralization (increasing travel requirements for comparison shopping).
- e. Areas that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- f. Areas of central business districts where residential uses should be limited to second floor or "rear-half of building" locations, to reserve ground floor frontages for business use.

Highway-Related Commercial areas:

- g. Areas that serve transient and tourist needs rather than local or regional residential demands, generally within urban or village areas.
- h. Areas that encourage concentrating tourist accommodations and services where easily accessible and apparent from regional transportation routes.
- i. Areas that preclude functionally unrelated multifamily and retail commercial uses and discourage dispersion of motels and other highway commercial uses in other commercial or residential areas.
- j. Areas close to cultural, recreational and entertainment facilities.

Residential Neighborhood Commercial areas:

- k. Limited areas where small-scale neighborhood commercial and service uses can be allowed if consistent with the individual LUE community plan.

Visitor-Serving Commercial Areas: These are areas that:

- l. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
- m. Include ocean front land, upland support areas and private lands and coastal areas suitable for Recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.
- n. Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.

Density:

- a. Appropriate minimum parcel size is from 2-1/2 acres to 6,000 square feet, based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020.
- b. Appropriate residential densities for multi-family dwellings in the Commercial Retail land use category are the same as for the Residential Multi-Family land use category.

COMMERCIAL SERVICE

Purpose:

- a. To provide suitable areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character:

- a. Areas normally characterized by heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.

- d. Areas within urban service and reserve lines, or village reserve lines served by urban utilities and services.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.

Density:

Appropriate minimum parcel size is from 2-1/2 acres to 6,000 square feet based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020..

INDUSTRIAL

Purpose:

- a. To identify and establish areas suited to industrial activities.
- b. To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation and energy facilities.
- c. To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas. Residences are allowed only as caretaker or accessory uses.
- d. Where the Industrial category is located outside of urban or village reserve lines, it is intended to reserve appropriately located areas for industrial uses requiring large areas of land, nearby transportation or energy facilities, or related activities compatible with agricultural and other rural uses.

Character:

- a. Areas located within urban service and reserve lines, with full urban services available.
- b. Areas of existing industrial uses.
- c. Areas physically suited to industrial activities.

- d. Areas that are or can be adequately buffered from adjacent uses in other land use categories.
- e. Areas adjacent to major transportation terminals and energy facilities.
- f. Areas with access provided by collector or arterial streets and where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.
- g. Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure and circulation.
- h. Areas located peripheral to urban areas where residential or long-term agricultural uses are inappropriate. Areas also appropriate for private on-site water supply and sewage disposal systems.
- i. Industrial uses located outside urban services lines should be limited to activities which are not employment intensive and do not require urban services and infrastructure.

Density:

Appropriate minimum parcel size is from 5 acres to 10,000 square feet, as follows:

- a. 10,000 square feet if full urban services are available (see Table M).
- b. One acre if only public water or only public sewers are available.
- c. 10 acres if located outside an urban or village reserve line with no services or infrastructure available.

The actual allowable parcel size will be based on characteristics of the site and site vicinity, as determined by Land Use Ordinance Section 22.04.020, or Coastal Zone Land Use Ordinance Section 23.04.020.

PUBLIC FACILITIES

The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the county will initiate a Land Use Element amendment to change the site to the same designation as an adjoining privately-owned parcel.

Purpose:

- a. To identify existing lands and structures committed to public facilities and public agency uses. Proposed public facilities, where site selection has not occurred. Site selection criteria are included in the chapter entitled "Combining Designations and Proposed Public Facilities", with development guidelines for establishing the uses.
- b. To provide areas for development of future public facilities to meet public needs.
- c. To enable identification of potential facility locations that satisfy both community and regional needs relating to the population levels being served.
- d. To identify potential facility sites in advance of immediate need so that facility design and location may be based on the character of the area being served and can also be compatible with and supportive of the comprehensive plans of agencies within the facility service area.

Character:

- a. Areas with existing public or quasi-public facilities and uses; or publicly-owned lands intended for development with public facilities.
- b. Areas that satisfy the specialized site location requirements of public facilities, where facilities will be visible and accessible to their users.
- c. Areas without known natural or man-made hazards.

Density:

- a. Appropriate minimum parcel size is 2-1/2 acres to 6,000 square feet.
- b. Appropriate densities and lot sizes should be based on studies to determine what lot size and/or use would be compatible with existing or proposed uses in surrounding areas.

C. ALLOWABLE LAND USES (See Section E of this chapter for allowable land uses within the coastal zone)

The following charts (Table 0) list uses of land that can be established in the land use categories shown in the LUE area plans. After determining what land use category and combining designation applies to a particular property, the chart can be used to find what uses are allowable. The chart will also show where to look in the Land Use Ordinance to find the standards that apply to the planning and development of those land uses, as well as what permit is needed before a use can be established.

IMPORTANT: When determining the land use category and combining designation (if any) applicable to a particular property, also check the planning area standards that apply to the property. (Those standards will be located in Chapter 8 of the LUE area plan that covers the part of the county containing the property in question.) Those standards may limit the uses allowed by the following charts, or set special permit requirements for a particular land use category, community or area of the county.

The column headings at the top of the charts are the land use categories, and the left-hand column lists types of land use, grouped under general headings. When the proposed land use is known, reading across the columns will show where the use is allowable. If a proposed use doesn't seem to fit the general land use headings, the definitions of those uses in Section D of this chapter will help find the proper group of uses to look under. A particular use of land need not be listed in the use definitions to be allowable. If a proposed use is not specifically mentioned, the Planning Director will, upon request, review a proposed use and identify the listed use it is equivalent to, as described in Chapter 2 of this document.

The letter "A" on the chart means that the corresponding use in the left column is "allowed" in that land use category. Though some uses with an "A" in various categories (such as crop production) are identified in the Land Use Ordinance as requiring no permit, in most cases the "A" means a use can be established with a Plot Plan approval as part of a building permit (or more involved permit process if required by the LUO based on the size of the use), subject to the Land Use Ordinance standards that must be considered in planning and developing a use.

The letter "S" means that a use is allowable in a particular land use category only when special standards or permit procedures are followed. The number after the "S" refers to the key following the charts, which explains where to look in the Land Use Ordinance to find the special standards. A blank space in a land use category column means the corresponding use on the left side of the chart is not allowable in that land use category.

KEY TO TABLE O

<u>Use Status</u>	<u>Definition</u>
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A	Allowed use, unless otherwise limited by a specific planning area standard. Land Use Ordinance Chapter 22.03 (Permit Requirements) determines the permit necessary to establish an "A" use, and Chapters 22.04 through 22.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element area plans to find any standards that may apply to a project in a particular community or area.
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S	Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Land Use Ordinance to find the special standards that apply to particular uses.
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<u>"S" Number</u>	<u>Applicable Land Use Ordinance Section and or Land Use Element Requirement</u>
-------------------	--

1	22.08.120 b	Miscellaneous Uses
2	22.08.120 a	Miscellaneous Uses
3	22.08.040	Agricultural Uses
4	22.08.060	Cultural, Educational & Recreation Uses
5	22.08.080	Industrial Uses
6	22.08.100	Medical & Social Care Facilities
7	22.08.140	Outdoor Commercial Uses
8	22.08.160	Residential Uses
9	22.08.170	Resource Extraction
10	22.08.200	Retail Trade
11	22.08.220	Services
12	22.08.260	Transient Lodgings
13	22.08.280	Transportation, Utilities & Communication

14	Uses are allowable in the Open Space land use category on privately-owned land subject to Land Use Ordinance Section 22.08.120a, in addition to the special standards found in Chapter 22.08, only when authorized by a recorded open space agreement executed between the property owner and the county. On public lands, uses designated are allowable subject to Land Use Ordinance Section 22.08.120b, in addition to the special standards found in Chapter 22.08.
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15	Listed Processing activities are allowable in the Rural Lands and Agriculture land use categories only when they use materials extracted on-site pursuant to Land Use
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Ordinance Section 22.08.120a, or when applicable, the Land Use Ordinance surface mining standards, Section 22.08.180 et.seq.

16	22.08.020	Accessory Uses
17	22.08.240	Temporary Uses
18	22.08.050	Interim Agricultural Uses
19	22.08.300	Wholesale Trade

TABLE O
ALLOWABLE USES

LAND USE CATEGORIES

USE GROUP

AGRICULTURE	
Ag Accessory Structures	
Ag Processing	
Animal Raising and Keeping	
Crop Production & Grazing	
Farm Equipment & Supplies	
Nursery Specialties	
Specialized Animal Facilities	

COMMUNICATIONS	
Broadcasting Studios	
Transmission & Receiving Facilities	

CULTURAL, EDUCATION & RECREATION	
Amusements & Recreational Services	
Cemeteries & Columbariums	
Churches	
Drive-In Theaters	
Libraries & Museums	
Marinas	
Membership Organization Facilities	
Off-Road Vehicle Courses	
Participant Sports & Active Recreation	
Public Assembly & Entertainment	
Rural Sports & Group Facilities	
Schools - Business and Vocational	
Schools - College & University	
Schools - Pre thru Secondary	
Social Service Organizations	
Sports Assembly	
Temporary Events	

DEFINITION OF USE ON PAGE	AGRICULTURE	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
72	S-3	S-3	S-3	S-3	S-3					S-3	S-3	S-3	S-14
72	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3
75	A	A	A	A	S-18	S-18	S-18	S-18	S-18	S-18	A	A	A
76	S-3	S-3		S-3						A	A		
80	S-3	S-3	S-3	S-3	S-3	S-3		S-3	S-3	S-3	S-3	S-3	
85	S-3	S-3	S-3	S-3	S-3	S-3		S-3	S-3	S-3	S-3	S-3	
73								A	A	A	A	A	
87	A	A	S-1	A					S-1	S-1	A	A	S-14
72			S-4					S-4	S-4	S-4		S-4	
74				S-4	S-4							S-4	
74	S-4	S-4	S-4	S-4	S-4	S-4	S-4	S-4					
75										S-4	S-4		
78			S-2	S-1				A	A			A	
79			S-1							S-1		S-1	
79	S-4		S-1				S-1	A	A	A	A		
81		S-1	S-1										
82			S-4	S-4	S-4	S-4	S-4		S-4	S-4		S-4	
83			A					A	A	A		A	
84	S-4	S-4	S-4	S-4	S-4			A	A	A	S-4	S-4	S-14
84	S-4			S-4	S-4			A	A	A			
85								A				A	
85		S-4	S-4	S-4	S-4	S-4	S-4	S-4				S-4	
85								A	A	A	S-1	S-1	
86			S-1							S-1	S-1	S-1	
86	S-17	S-17	S-17	S-17				S-17	S-17	S-17	S-17	S-17	

REVISED 12/16/86

TABLE 0
ALLOWABLE USES
LAND USE CATEGORIES

USE GROUP	DEFINITION OF USE ON PAGE	AGRICULTURE	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
4	MANUFACTURING & PROCESSING													
	Apparel & Finished Products	73									A	A		
	Chemical Products	74										S-5		
	Collection Stations	75	S-5	S-5	S-5	S-5		S-5	S-5	S-5	S-5	S-5	S-5	S-14
	Concrete, Gypsum & Plaster Products	75	S-15	S-15							S-1	A		
	Electrical Equipment, Electronic & Scientific Instruments	76									A	A		
	Food & Kindred Products	77	S-5	S-5						S-5	S-5	A		
	Furniture & Fixtures	77									A	A		
	Glass Products	78										A		
	Lumber & Wood Products	79										A		
	Machinery Manufacturing	79										A		
	Metal Industries, Fabricated	80									A	A		
	Metal Industries, Primary	80										S-1		
	Motor Vehicles & Transportation Equip.	80										S-1		
	Paper Products	81										A		
	Paving Materials	82	S-15	S-15								A		
	Petroleum Refining & Related Industries	82										S-5		
	Plastics & Rubber Products	82										S-1		
	Power Generating Plants	83	S-1	S-1	S-1	S-1					S-1	S-1	S-1	
	Printing and Publishing	83								S-11	A	A		
	Recycling & Scrap	83	S-5	S-5							S-5	S-5	S-5	
	Small Scale Manufacturing	85	S-5	S-5						S-5	A	A		
	Stone & Cut Stone Products	86	S-15	S-15							A	A		
	Structural Clay, Pottery-Related Products	86		S-15								A		
	Textile Mills	86										A		
5	RESIDENTIAL USES													
	Caretaker Residence	74	S-16	S-16	S-16	S-16	S-16		S-16	S-16	S-16	S-16	S-16	S-14
	Farm Support Quarters	76	S-16	S-16										
	Home Occupations	78	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	
	Mobile Home Developments	80			S-8	S-8	S-8	S-8						
	Mobile Homes	80	S-16	S-8	S-8	S-8	S-8						S-8	
	Multi-Family Dwellings	80			S-8			A	S-8	S-8				
	Nursing & Personal Care	81				S-6		S-6	A	S-6			A	
	Organizational Houses	81		S-8	S-8	S-8		S-8	S-8	S-8	S-8			
	Residential Accessory Uses	84	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-14
	Residential Care	84	S-6	S-6		S-6	S-6	S-6	S-6				A	
	Secondary Dwelling Units	85				S-16	S-16							
	Single Family Dwellings	85	S-16	A	S-2	A	A	A	S-8	S-8				
	Temporary Dwelling	86	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	

TABLE O
ALLOWABLE USES

LAND USE CATEGORIES

USE GROUP

6

RESOURCE EXTRACTION

Fisheries and Game Preserves
Forestry
Mining
Petroleum Extraction

7

RETAIL TRADE

Auto, Mobilehome & Vehicle Dealers
& Supplies
Building Materials & Hardware
Eating & Drinking Places
Food & Beverage Retail Sales
Fuel & Ice Dealers
Furniture, Home Furnishings & Equipment
General Merchandise Stores
Mail Order & Vending
Outdoor Retail Sales
Roadside Stands
Service Stations

8

SERVICES

Auto & Vehicle Repair & Service
Business Support Services
Contract Construction Services
Correctional Institutions
Financial Services
Health Care Services
Laundries & Dry Cleaning Plants
Offices
Offices, Temporary
Personal Services
Public Safety Facilities
Repair Services (Consumer)
Storage, Accessory
Storage Yards and Sales Lots
Temporary Construction Yards
Waste Disposal Sites

DEFINITION OF USE ON PAGE	AGRICULTURE	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
76	A	A	A	A	A								S-14
77	A	A	A	A	A								S-14
80	S-9	S-9	S-9	S-9								S-9	S-14
82	S-9	S-9	S-9	S-9	S-9					S-9	S-9	S-9	S-14
73									S-10	S-7	S-7		
74									S-10	S-10	A		
75			S-10	S-10	S-10			A	A	A	S-1		
76			S-10	S-10	S-10	S-10	S-10	S-10	A	A	S-2		
77										S-5	S-5		
77									A	A			
77			S-1						A	A			
79									A	A	A		
81	S-7	S-7	S-7	S-7				S-7	S-7	S-7	S-7	S-7	
84	S-3	S-3		S-3	S-3								
85			S-10						S-10	S-10	S-10		
73										S-11	S-11		
74										A	A		
75										A	A		
75		S-1										S-1	
76			S-2					A	A				
78			S-1					A	A			A	
78										A	A		
81								A	A	A	A	A	
81	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	
82			S-1			S-11	S-11	A	A	A			
83	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-14
84									S-11	A	A		
86	A	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-14
86			S-7							S-7	S-7	S-7	
86	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	
87	S-1	S-1									S-1	S-1	

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TABLE O
ALLOWABLE USES

USE GROUP

9

TRANSIENT LODGINGS	
Bed and Breakfast Facilities	
Hotels, Motels	
Recreational Vehicle Parks	
Temporary Construction Trailer Parks	

10

TRANSPORTATION	
Airfields & Landing Strips	
Harbors	
Marine Terminals & Piers	
Pipelines & Power Transmission	
Public Utility Centers	
Transit Stations & Terminals	
Truck Stops	
Vehicle & Freight Terminals	
Vehicle Storage	

11

WHOLESALE TRADE	
Warehousing	
Wholesaling & Distribution	

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LAND USE CATEGORIES

DEFINITION OF USE ON PAGE	AGRICULTURE	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
71	S-12	S-12	S-12	S-12	S-12	S-12	S-12	S-12	S-12	S-12			
78			S-12					S-12	S-12	S-12		S-12	
81			S-12						S-12	S-12			
	S-12	S-12		S-12							S-12		
72	S-13	S-13	S-13	S-13				S-13		S-13	S-13	S-13	S-14
78												S-1	
79			S-1							S-1	S-1	S-1	
82	A	A	A	A	S-13	S-13	S-13	S-13	S-13	S-13	A	A	S-14
83	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	A	A	A	S-14
87			S-2					S-2	S-2	S-2	A	A	
87										A	A		
87			S-13					S-13	S-13	A	A	A	
87													
87	S-19	S-19					S-19			A	A	A	
87	S-19	S-19								A	A		

D. LAND USE DEFINITIONS

This section contains definitions of the land uses that can be established under the Land Use Element for both the coastal zone and non-coastal zone areas of the county. The uses defined here are allowed in the various land use categories as determined by the preceding charts. The definitions are intended only to list the various land uses included under each general heading, and do not explain what permit requirements or performance standards may be applicable to a given use. Standards and review procedures for establishing land uses are contained in the Land Use Ordinance, and the Coastal Zone Land Use Ordinance.

The following definitions are correlated wherever possible with the use definitions of the Standard Industrial Classification Manual (SIC), published by the Executive Office of the President, Office of Management and Budget (1972). The SIC is referenced wherever appropriate.

Agricultural Accessory Structure

An uninhabited structure or building designed and built to store farm animals, implements, supplies or products (not including commercial greenhouses which are included under "Nursery Specialties," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Includes barns, grain elevators, silos, windmills, wind generators and other similar buildings and structures. (Amended 1981, Ord. 2089)

Ag Processing

Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries and alcohol fuel production. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "Crop Production and Grazing." (SIC: 0723, 0724) (Amended 1981, Ord. 2063)

Airfields and Landing Strips

Transportation uses including any area of land or water used for the landing and take-off of aircraft as well as any appurtenant areas used for airport buildings, aircraft operations and related facilities. Public airports may include aircraft sales and car rental establishments, eating and drinking places, hotels and motels, restaurants, cocktail lounges, gift shops, newsstands, beauty and barber shops, and other similar commercial uses serving the air-traveling public and airport employees. Also includes agricultural, personal, restricted and public use landing strips, and heliports. (Amended 1982, Ord. 2106; 1984, Ord. 2206)

Amusements and Recreational Services

Establishments providing indoor amusement or entertainment for a fee or admission charge, such as: arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); card rooms, billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sports activities. (Amended 1981, Ord. 2063; 1982, Ord. 2106; 1984, Ord. 2190).

Animal Raising and Keeping

The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties such as rabbit farms and other fur-bearing animals; bee farms; aviaries; worm farms; household pets, etc. This definition does not include grazing, which involved the keeping of grazing animals at densities less than two animals per acre, and is instead included under the definition-of "crop production and grazing". See also "Specialized Animal Facilities." (Amended 1986, Ord. 2289)

Apparel and Finished Products

Manufacturing establishments, known as the cutting-up and needle trades, producing clothing and fabricating products by cutting and sewing purchased woven or knit textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Included in the apparel industries are three types of establishments: (1) "regular" or inside factories; (2) contract factories; and (3) apparel jobbers. Regular factories perform all of the usual manufacturing functions within their own plant; the contract factories manufacture apparel from materials owned by others; and apparel jobbers perform the entrepreneurial functions of a manufacturing company, such as buying raw materials, designing and preparing samples, arranging for the manufacture of the garments from their materials and selling of the finished apparel. Also includes leather and leather products, tanning and and finished products. Custom tailors and dressmakers not operating as a factory are not included. (SIC: Group 23)

Aquaculture

The culture and husbandry of aquatic organisms including but not limited to shellfish, mollusks, crustaceans, kelp and algae. (See "Fisheries and Game Preserves" for activities related to fish.)

Auto, Mobile Home and Vehicle Dealers and Supplies

Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobilehomes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snow-mobile and jet-skis (except bicycles and mopeds, which are included under "General Merchandise"). Such dealerships include any sales of vehicles by an individual when more than six (6) vehicles are sold in one (1) calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Does not include establishments dealing exclusively in used parts, which are included under "Recycling and Scrap." Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include "Service Stations," which are separately defined. (SIC: Group 55) (Amended 1981, Ord. 2063)

Auto and Vehicle Repair and Services

Commercial Service establishments engaged in repair, alteration, restoration, painting, cleaning or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. May also include rental of cars, trucks or trailers; leasing of cars and trucks, except finance (equity) leasing which is included under "Financial Services". Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership which are included under "Auto, Mobile Home and Vehicle Dealers and Supplies"; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap"). (SIC: Groups 751, 753, 754) (Amended 1982, Ord. 2106)

Bed and Breakfast Facilities

Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include "Hotels and Motels", which are defined separately; rooming and boarding houses which are included under "Multi-Family Dwellings"; or the rental of an entire residence for one week or longer. (Amended 1981, Ord. 2063; 1982, Ord. 2106)

Broadcasting Studios

Commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and motion picture studios, with facilities entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors and antennas are included under the definition for "Transmission Facilities." (Amended 1982, Ord. 2112)

Building Materials and Hardware (EFFECTIVE ONLY OUTSIDE COASTAL ZONE)

Retail trade establishments primarily engaged in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Also includes incidental retail ready-mix concrete operations. Establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale Trade." (SIC: Group 52)

Building Materials and Hardware

Retail trade establishments primarily in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale Trade." (SIC: Group 52)

Business Support Services

Service establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also including: outdoor advertising services; mail advertising services (reproduction and shipping); blueprinting, photocopying, photofinishing, commercial art and design (production); film processing laboratories; services to structures such as window cleaning, exterminators, janitorial services; heavy equipment and business equipment repair services including welding repair and armature rewinding and repair (except vehicle repair which is included under "Auto and Vehicle Repair and Service"; computer related services (rental, repair, and maintenance); research and development laboratories, including testing facilities; soils and materials testing laboratories; protective services (other than office related); equipment rental businesses that are entirely within buildings (equipment rental yards are included under "Storage Yards and Sales Lots"), including leasing tools, machinery and other business items except vehicles; trading stamp services; and other business services of a "heavy service" nature.

Caretaker Residence

A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Cemeteries and Columbariums

Interment establishments engaged in subdividing property into

cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries; cemetery real estate operations; cemetery associations; cemetery, mausoleum and columbarium operations, including funeral parlors accessory to a cemetery or columbarium. Funeral parlors and related facilities as a principal use are listed under "Personal Services." (Amended 1984, Ord. 2190)

Chemical Products

Manufacturing establishments producing basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals such as acids, alkalies, salts, and organic chemicals; (2) chemical products to be used in further manufacture such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption such as drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries such as paints, fertilizers, and explosives. (SIC: Group 28).

Churches

Religious organization facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially-related operations (such as a recreational camp) are classified according to their respective activities.

Coastal Accessways

Land areas, pathways and improvements that may be used for access to the shoreline or other coastal resource such as a stream. They may include pathways, trails, overlooks and may be improved or unimproved. Typical improvements may include parking, lighting, structural improvements such as retaining walls, stairs, signs, picnic tables and restrooms.

Collection Stations

Facilities for temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing. (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include temporary storage of toxic or radioactive waste materials).

Concrete, Gypsum, and Plaster Products (EFFECTIVE ONLY OUTSIDE COASTAL ZONE)

Manufacturing establishments producing concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batchplants, lime manufacturing, and the manufacture of gypsum products, such as plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet or an equipment rental yard is

defined under "Building Materials and Hardware" when in conjunction with a building materials outlet and under "Storage Yards and Sales Lots" when in conjunction with an equipment rental yard. (SIC: Groups 326, 327)

Concrete, Gypsum, and Plaster Products

Manufacturing establishments producing concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, such as plasterboard. (SIC: Groups 326, 327)

Contract Construction Services

Service establishments primarily engaged in construction, including new work, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (1) building construction by general contractors or by operative builders; (2) other construction by general contractors; and (3) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. The installation of prefabricated buildings and equipment is also included. An outdoor storage yard in conjunction with a contract construction service is defined under "Storage Yards and Sales Lots" or "Temporary Construction Yards". (SIC: Groups 15, 16, 17)

Correctional Institutions

Institutions for confinement and correction of offenders sentenced by a court. Halfway houses and homes for delinquents, or other facilities not under court order, are classified in "Social and Service Organizations." (SIC: Group 9223)

Crop Production and Grazing

Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under "Specialized Animal Facilities". The distinction between feedlots and grazing operations is established by the Land Use Ordinance, Chapter 22.08 or Coastal Zone Land Use Ordinance Section 23.08. See also "Animal Raising and Keeping". [Amended 1986, Ord. 2289]

Drive-In Theaters

Facilities for outdoor presentation of motion pictures for viewing

from vehicles, which may include subordinate eating places. Secondary outdoor uses sometimes associated with drive-in theaters (such as swap meets) are classified under "Storage Yards and Sales Lots."

Eating and Drinking Places

Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. (SIC: Group 58)

Electrical Equipment, Electronic and Scientific Instruments

Establishments engaged in manufacturing machinery, apparatus and supplies for the generation, storage, transmission, transformation and utilization of electrical energy, including: electrical transmission and distribution equipment such as transformers, switchgear and switchboard apparatus; electrical industrial apparatus such as motors and generators, industrial controls, electrical welding apparatus; household appliances such as cooking equipment, refrigerators, home and farm freezers, household laundry equipment, electric housewares and fans, vacuum cleaners, sewing machines; electrical lighting and wiring equipment such as electric lamps, wiring devices, lighting fixtures, vehicular lighting equipment; radio and television receiving equipment such as television and radio sets, phonograph records and pre-recorded magnetic tape, telephone and telegraph apparatus; electronic components and accessories such as radio and TV receiving type electron tubes, cathode ray TV tubes, semiconductors and related devices; miscellaneous electrical machinery, equipment and supplies such as storage and primary batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines. Also includes: manufacturing establishments producing instruments (including professional and scientific) for measurement, testing, analysis and control, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; surgical, medical, and dental instruments, equipment, and supplies; ophthalmic goods; photographic equipment and supplies; watches and clocks; avionics; electronic instruments, components and equipment including but not limited to integrated circuits, semiconductors, calculators and computers. Does not include testing laboratories (research and development, soils and materials testing, etc.), which are defined under "Business Support Services." (SIC: Group 36 and 38) (Amended 1984, Ord. 2190)

Farm Equipment and Supplies

Establishments primarily engaged in sale or rental of agricultural machinery and equipment for use in the preparation and maintenance

of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also dairy and other livestock equipment. Includes agricultural machinery (except tractors and other motorized, self-propelled farm vehicles, which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"), dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales; retail sales of prepackaged fertilizer and agricultural sprays. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials. (Amended 1981, Ord. 2075)

Farm Support Quarters

Includes residences, rooming and boarding houses and mess halls for farm workers employed on land owned by the owner of the building site on which the quarters are located.

Financial Services

Service establishments primarily engaged in the field of finance, including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. (SIC: Groups 60, 61, 62, 67) (Amended 1981, Ord. 2073)

Fisheries and Game Preserves

Resource extraction operations engaged in commercial fishing (including marine-related animals, mammals, etc.), and the operation of fish hatcheries, fish and game preserves, and game propagation. (See "Aquaculture" for shellfish, kelp, algee, etc.) (SIC: Group 09)

Food and Beverage Retail Sales

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery. Establishments (except for wine tasting facilities) may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

Food and Kindred Products

Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products. Includes: (1) meat and poultry products (slaughtering, canning, and curing and by-product processing); (2) dairy products processing; (3) canned and preserved fruit and vegetables and related processing; (4) grain mill products and by-products; (5) bakery products, sugar and confectionary products; (6) fats and oil products, including rendering plants; (7) beverages and liquors (except

wineries, which are included under "Ag Processing"); (8) and miscellaneous food preparation from raw products. (Operations on crops subsequent to their harvest are included under "Ag Processing"). (SIC: Group 20)

Forestry

Establishments primarily engaged in operation of timber tracts, tree farms, forest nurseries, and related activities such as reforestation services; also the gathering of gums barks, sap, moss and other forest products; also includes logging camps and sawmills (except for mills producing finished lumber, which are included under Lumber and Wood Products). (SIC: Groups 08, 241)

Fuel and Ice Dealers

Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, ice, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. (SIC: Group 598)

Furniture and Fixtures

Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops. (SIC: Group 25)

Furniture, Home Furnishings and Equipment

Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators and other household electrical and gas appliances including televisions and home sound systems. Establishments selling electrical and gas appliances are included only if the major part of their sales consist of articles for home use. Also includes the retail sale of office furniture and musical instruments. (SIC: Group 57)

General Merchandise Stores

Retail trade establishments including department stores, variety stores, drug and discount stores, general stores, etc., engaged in retail sales of many lines of new and used merchandise, including: dry goods; apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florists and houseplant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handicrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales); and other miscellaneous retail shopping goods. (SIC: Groups 53, 56, 591-594) (Amended 1981, Ord. 2063)

Glass Products

Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations, which are listed under "Small Scale Manufacturing." (SIC: Groups 321, 323)

Harbors

Establishments providing a full range of services relating to commercial and recreational water-based activities such as: commercial and recreational fishing; fisheries and hatcheries; seafood processing; ship and boat building and repair; marine hardware sales and service; yachting and rowing clubs; petroleum storage and handling; eating and drinking places; food and beverage retail sales; sporting goods and clothing stores; personal services; service stations; vehicle and freight terminals; hotels and motels; recreational vehicle parks; boat storage and miscellaneous storage facilities. Also includes all uses listed under "Marinas" and "Marine Terminals and Piers."

Health Care Services

Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicensed individuals, are included under Offices); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care". (SIC: Group 80)

Home Occupations

The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Land Use Ordinance, and no persons employed other than residents of the dwelling.

Hotels, Motels

Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. (SIC: Group 701) (Amended 1981, Ord. 2063)

Laundries and Dry Cleaning Plants

Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services." (SIC: Group 72)

Libraries and Museums

Permanent public or quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, AND arboretums. (Zoos are included under "Specialized Animal Facilities".) Also includes historic sites and exhibits. (SIC: Group 84). [Amended 1986, Ord. 2289]

Lumber and Wood Products

Manufacturing and processing uses including merchant sawmills, lath mills, shingle mills, cooperage stock mills, planing mills, plywood and veneer mills engaged in producing lumber and basic wood products; together with the wholesale and retail sale of such products and establishments engaged in manufacturing finished articles made entirely or mainly of wood or wood substitutes, including wood and cabinet shops. Also included are: truss and structural beam assembly; wood containers, pallets and skids; wood preserving; particle board assembly; turning and shaping wood and wood products on a manufacturing basis; mobilehome and modular home assembly. Logging camps are included in "Forestry"; wood and cabinet shops are included in "Furniture and Fixtures"; craft-type shops are included in "Small Scale Manufacturing"; the sale of building materials other than wood products and the sale of construction tools and equipment is included under "Building Materials and Hardware". (SIC: Groups 242, 245, 249) (Amended 1982, Ord. 2106)

Machinery Manufacturing

Establishments engaged in manufacturing machinery and equipment such as: engines and turbines; farm and garden machinery and equipment (except for secondary assembly of such products which is included under Farm Equipment and Supplies); construction, mining and materials handling machinery and equipment such as bulldozers, cranes, dredging machinery, mining equipment, oil field equipment, passenger and freight elevators, conveyors, industrial trucks and tractors; machine tools such as gear cutting machines, die casting machines, dies, jigs, industrial molds, power driven hand tools; machinery for use in the food products, textile, woodworking, paper or printing industries; general machinery and equipment such as pumps, roller bearings, industrial furnaces and ovens; office, computing and accounting machines such as typewriters, computers, dictating machines; machinery for refrigeration and service industries such as commercial laundry and dry cleaning equipment,

heating, ventilating and air conditioning equipment, commercial cooking and food warming equipment; miscellaneous machinery such as carburetors, pistons and valves. (SIC: Group 35) [Amended 1981, Ord. 2075]

Mail Order and Vending

Establishments primarily engaged in retail sale of products by catalog and mail order. Also includes vending machine distributorships and suppliers. Does not include product manufacturing, which is included under the appropriate manufacturing use. (SIC: Group 596)

Marinas

Establishments providing water-oriented services such as: yachting and rowing clubs, boat rental, storage and launching facilities; sport fishing activities, excursion boat and sight-seeing facilities, and other marine-related activities, including but not limited to fuel sales, boat and engine repair and sales.

Marine Terminals and Piers

Establishments providing freight, petroleum production and equipment and passenger transportation on water, including support services, facilities and terminals. Also includes towing and tugboat services, marine cargo handling, including operation and maintenance buildings, ship cleaning, salvaging, dismantling, boat building, warehouses and repair. Includes petroleum and petroleum product transportation and storage facilities as well as support services including ballast processing facilities and oil spill cleanup and recovery equipment, but does not include refineries or petroleum storage tank farms. (Amended 1982, Ord. 2106)

Membership Organization Facilities

Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; grange and farm centers (not including sales activities, which are included under "Farm Equipment and Supplies"); civic, social and fraternal organizations (not including lodging, which is under "Organizational Houses"); political organizations and other membership organizations. Does not include country clubs in conjunction with golf courses, which are included under "Participant Sports and Active Recreation". (SIC: Group 86, except religious organizations which are defined under "Churches".) (Amended 1981, Ord. 2063; 1982, Ord. 2106)

Metal Industries, Fabricated

Manufacturing establishments engaged in assembly of metal parts, including blacksmith and welding shops, sheet metal shops, machine shops and boiler shops, which produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products. (Amended 1981, Ord. 2063)

Metal Industries, Primary

Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable. Merchant blast furnaces and by-product or beehive coke ovens are also included. (SIC: Group 33)

Mining

Resource extraction establishments primarily engaged in mining, developing mines or exploring for metallic minerals (ores), coal and nonmetallic minerals (except fuels), or surface mines extracting crushed and broken stone, dimension stone or sand and gravel. (See also "Stone and Cut Stone Products"). (SIC: Groups 10, 11, 12, 14)

Mobile Home Developments

Includes mobile home parks and mobile home subdivisions; any area or tract of land where two or more mobile home lots are leased, rented or sold to accommodate mobile homes used for human occupancy.

Mobilehome (EFFECTIVE ONLY OUTSIDE COASTAL ZONE)

A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. As defined, mobilehomes do not include recreational vehicles, commercial coaches, or factory-built housing (which is included under the definition of "single-family dwelling").

Mobile Home

A vehicle without self-propulsion, designed and equipped as a dwelling unit with or without a permanent foundation, which is wider than 8 feet or longer than 40 feet. (Amended 1982, Ord. 2106; 1984, Ord. 2190)

Motor Vehicles and Transportation Equipment

Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. Does not include mobile home and modular home assembly (listed under "Lumber and Wood Products"). (SIC: Group 37) (Amended 1981, Ord. 2063)

Multi-Family Dwellings

Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums and townhouses; and rooming

and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent). (Amended 1981, Ord. 2063)

Nursery Specialties

Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g. wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Access- sory Uses.") (Amended 1981, Ord. 2089)

Nursery Specialities - Soil Dependent

Nursery speciality uses which require location on prime soils in order to obtain a growing medium and do not involve the use of impervious surfaces to cover prime soil (e.g., concrete, asphalt, wood) or otherwise render soils unusable after discontinuance of use.

Nursery Specialities - Non-Soil Dependent

Those nursery speciality uses which do not require location on prime soils.

Nursing and Personal Care

Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805) (Amended 1981, Ord. 2063)

Offices

Professional or government offices including: engineering, architectural and surveying services; real estate agencies; non-commercial educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; employment, stenographic, secretarial and word processing services; reporting services; data processing and computer services; management, public relations and consulting services; detective agencies and similar professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"); and government offices including agency and administrative office facilities, and local post offices (does not include bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals"). Does not include medical offices (which are allowed under "Health Care Services") or offices that are incidental and accessory to another business of sales activity which is the principal use. Incidental offices are allowed in any land use category as part of an approved principal use. (Amended 1982, Ord. 2106)

Offices, Temporary

A mobilehome, recreational vehicle or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction. (Amended 1981, Ord. 2063)

Off-Road Vehicle Courses

Rural areas set aside for the use of off-road vehicle enthusiasts including dirt bike, enduro, hill climbing or other off-road motorcycle courses; also, rural areas for competitive events utilizing four-wheel drive vehicles. Does not include sports assembly facilities, or simple access roads which are usable by only four-wheel drive vehicles.

Outdoor Retail Sales

Temporary retail trade establishments including: farmer's markets; sidewalk sales; seasonal sales involving Christmas trees, fireworks, pumpkins or other seasonal items; semiannual sales of art or hand-crafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles in temporary locations outside the public right-of-way, not including bakery, ice cream and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Does not include flea markets or swap meets, which are included under "Storage Yards and Sales Lots". (Amended 1981, Ord. 2089)

Organizational Houses

Residential lodging houses operated by membership organizations for their constituents and not open to the general public. Includes fraternity and sorority residential houses; monasteries and religious residential retreats.

Paper Products

Manufacture of pulps from wood, other cellulose fibers and from rags; the manufacture of paper and paperboard; and the manufacture of paper and paperboard into converted products, such as paper coated off the paper machine, paper bags, paper boxes, and envelopes. Also includes building paper and building board mills. (SIC: Group 26)

Participant Sports and Active Recreation

Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, (including country clubs and accessory on-site sales of golfing equipment as in a "pro shop", including golf carts), golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g. ATC's and other non-highway motor vehicles, roller skates, surf and beach equipment); tennis courts, swim and tennis clubs; play lots, play-

grounds and athletic fields (non-professional); recreation and community centers. (Amended 1981, Ord. 2089)

Passive Recreation

Non-intensive recreational activities such as riding and hiking trails, nature study, and which requires no more than limited structural improvements such as steps, fences, signs.

Paving Materials

Manufacturing establishments producing various common paving and roofing materials, including paving blocks made of asphalt, creosoted wood and various compositions of asphalt and tar. (SIC: Group 295)

Personal Services

Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlours and related facilities. These uses may also include accessory retail sales of products related to the services provided.

Petroleum Extraction

Resource extraction establishments primarily engaged in: producing crude petroleum and natural gas; recovering oil from oil sands and shales; and producing natural gasoline and cycle condensate. Activities include exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sands and shales, and on-site processing only to the extent necessary to permit extraction (e.g. enhanced recovery techniques including the use of steam generators), or to conform on-site extracted crude to pipeline requirements. (SIC: Group 13)

Petroleum Refining and Related Industries

Establishments primarily engaged in petroleum refining and compounding lubricating oils and greases from purchased materials. Also includes manufacture of petroleum coke and fuel briquettes; and petroleum bulk stations and tank farms; and gas compression plants and partial processing facilities to process offshore-derived petroleum resources to pipeline quality oil and gas products. (Petroleum and petroleum products distributors are included in "Wholesaling and Distribution".) (SIC: Group 291, 299)

Pipelines and Power Transmission

Transportation establishments primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other commodities. Power transmission includes facilities for the trans-

mission of electrical energy for sale, including transmission lines for a public utility company. Pipeline facilities may include pumping stations as well as tankage for operational storage related to product movement through pipelines. Does not include offices or service centers (classified in "Offices"), equipment and material storage yards (classified under "Storage Yards and Sales Lots"), distribution substations (classified under "Public Utility Centers"), or power plants (classified under "Power Generating Plants"). (SIC: Groups 461, 491). [Amended 1981, Ord. 2063; 1985, Ord. 2238]

Plastics and Rubber Products

Establishments producing rubber products such as: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic or reclaimed rubber, gutta percha, balata, or gutta siak. Also includes establishments primarily manufacturing tires (establishments primarily recapping and retreading automobile tires are classified in "Auto, Mobilehome and Vehicle Dealers and Supplies"). Also includes establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products. (SIC: Group 30)

Power Generating Plants

Establishments engaged in the generation and distribution of electrical energy for sale to consumers. Does not include cogeneration facilities which are allowed incidental to any approved commercial, industrial or agricultural use; or point-of-use wind generators which are included under "Agricultural Accessory Structures." Transmission lines located off the site of the power plant are included under "Pipelines and Power Transmission." Electrical substations are included under "Public Utility Centers." (SIC: Group 49)

Printing and Publishing

Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices. (SIC: Group 27)

Public Assembly and Entertainment

Facilities for public assembly and group entertainment such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; motion picture theaters; amphitheaters; meeting halls for rent and similar public assembly uses. (Amended 1981, Ord. 1981)

Public Safety Facilities

Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional Institutions").

Public Utility Centers

Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or service centers (classified in "Offices"), or equipment and material storage yards (classified in Storage Yards and Sales Lots").

Recreational Vehicle Parks

Transient lodging establishments primarily engaged in renting, leasing or otherwise providing overnight or short-term sites for motorhomes, trailers, campers or tents, with or without individual utility hookups, but with other facilities such as public restrooms. May include accessory food and beverage retail sales where such sales are clearly incidental and intended to serve RV park patrons only. Does not include incidental camping areas, which are included under "Rural Sports and Group Facilities." (Amended 1982, Ord. 2106)

Recycling and Scrap

Establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Also includes any storage of such materials in an area larger than 200 square feet or higher than six feet. Does not include terminal waste disposal sites, which are separately defined. Does not include temporary storage of toxic or radioactive waste materials.

Repair Services (Consumer)

Service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (included under "Personal Services"). Does not include repair or services incidental and accessory to retail sales. Does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (SIC: Group 76)

Residential Accessory Uses

Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception. (Amended 1982, Ord. 2112)

Residential Care

Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Includes: children's homes; halfway houses; orphanages; rehabilitation centers; self-help group homes. (SIC: Group 836)

Roadside Stands

Open structures for the retail sale of agricultural products (except hay, grain and feed sales--included under Farm Equipment and Supplies), located on the site or in the area of the property where the products being sold were grown. Does not include field sales or agricultural products, which is included under "Crop Production and Grazing." (Amended 1982, Ord. 2106)

Rural Sports and Group Facilities

Facilities for special group activities such as: outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Amusements and Recreational Services"); dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities; hunting and fishing clubs; recreational camps (including incidental RV camping but not RV parks); group or organized camps; incidental seasonal camping areas without facilities. Equestrian facilities including riding academies and schools, boarding stables and exhibition facilities are included under the definition of "Specialized Animal Facilities". Camping facilities may include accessory boat storage and launching facilities where approved pursuant to Section 22.08.072 of the Land Use Ordinance or 23.08.072 of the Coastal Zone Land Use Ordinance. (Amended 1981, Ord. 2063; 1986, Ord. 2289)

Schools - Business and Vocational

Business and secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. (SIC: Groups 834, 829)

Schools - College and University

Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SIC: Group 822)

Schools - Preschool to Secondary

Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

Secondary Dwellings Units

A second permanent dwelling allowed on a site pursuant to Section 23.08.036 of the Coastal Zone Land Use Ordinance or Section 22.08.036 of the Land Use Ordinance.

Service Stations

Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include accessory towing, mechanical repair services and trailer rental, but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two pumps. (SIC: Group 554)

Single-Family Dwelling (EFFECTIVE ONLY OUTSIDE COASTAL ZONE)

A detached building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Land Use Ordinance. Also includes factory-built housing.

Single-Family Dwelling

A detached building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Land Use Ordinance. (Amended 1981, Ord. 2063)

Small Scale Manufacturing

Manufacturing establishments not classified in another major manufacturing group, including: jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume

novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. Also included are artisan and craftsman-type operations which are not home occupations, and which are not secondary to on-site retail sales. Also includes small-scale blacksmith and welding services when accessory to another use. (SIC: Group 39) (Amended 1981, Ord. 2063)

Social Service Organizations

Public or quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged; includes halfway houses and homes for delinquents. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development. (Does not include child day-care services such as pre-schools which are classified under "Schools - Preschool to Secondary," or "Residential Care", which is separately defined). (SIC: Group 83)

Specialized Animal Facilities

Intensive agricultural and other animal care or keeping establishments including: hog ranches, dairies, dairy and beef cattle feedlots (the distinction between a grazing operation and a feedlot is established by the Land Use Ordinance or the Coastal Zone Land Use Ordinance and by the definition of "Animal Raising and Keeping"); livestock auction, sales building and sales lot facilities; chicken, turkey and other poultry ranches; riding academies, equestrian exhibition facilities and large scale horse ranches; veterinary medical facilities and services, animal hospitals and kennels; zoos. See also "Animal Raising and Keeping," "Crop Production and Grazing." (Amended 1986, Ord. 2289)

Sports Assembly

Facilities for spectator-oriented specialized group sports assembly that include: stadiums and colosseums; arenas and field houses; race tracks (auto and animals); motorcycle racing and drag strips; and other sports considered commercial. (SIC: Group 794)

Stone and Cut Stone Products

Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones. (SIC: Group 328)

Storage, Accessory

The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use.

Storage Yards and Sales Lots (EFFECTIVE ONLY OUTSIDE COASTAL ZONE)

Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 200 square feet in area. Sales lots consist of any outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobilehomes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental, which is included under "Participant Sports and Active Recreation"); large scale temporary or permanent outdoor sales activities such as swap meets and flea markets; or livestock auctions and sales. Also includes retail ready-mix concrete operations which are incidental to an outdoor equipment rental yard.

Storage Yards and Sales Lots

Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 300 square feet in area. Sales lots consist of any permanent outdoor sales area for motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental, which is under "Participant Sports and Active Recreation"); large scale temporary or permanent outdoor sales activities such as swap meets and flea markets; or livestock auctions and sales. (Amended 1981, Ord. 2089)

Structural Clay and Pottery-Related Products

Manufacturing establishments primarily producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain electrical supplies and parts. Artist/craftsman uses are included in "Small Scale Manufacturing" or "Home Occupations." (SIC: Groups 325, 326)

Temporary Construction Yards

A storage yard for construction supplies, materials or equipment, located on a site other than the construction site itself or immediately adjacent to it, for use only during the actual construction of a project.

Temporary Dwelling

Includes the temporary use of a mobilehome or recreational vehicle as a dwelling unit, following the issuance of a building permit for a permanent residence while the permanent residence is under construction.

Temporary Events

Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, religious revivals, tent camps, outdoor festivals and concerts.

Textile Mills

Manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; manufacturing woven fabric and carpets and rugs from yarn; dyeing and finishing fiber, yarn, fabric, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; and the manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles. (SIC: Group 22)

Transit Stations and Terminals

Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, subway, etc. (SIC: Group 41)

Transmission and Receiving Facilities

Public and commercial and private electromagnetic and photoelectrical transmission, repeater and receiving stations for radio, television, telegraph, telephone, data network and other microwave applications; includes earth stations for satellite-based communications. Does not include home broadcasting and receiving antennas, which are included under "Residential Accessory Uses." (See also "Broadcasting Studios".) (Amended 1982, Ord. 2112)

Truck Stops

Service establishments primarily engaged in the sale of diesel fuel and gasoline to commercial trucks in transit. Such establishments may also include vehicle services incidental to fuel sales including mechanical repair, lubrication, oil change and tune-up, as well as accessory towing services and accessory trailer rental, but does not include the storage of wrecked or abandoned vehicles. May also include driver services such as a restaurant or coffee shop, showers and lockers.

Vehicle and Freight Terminals

Transportation establishments furnishing services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Includes rail, air and motor freight transportation. This definition does not include sites for the storage or transfer of toxic or radioactive waste materials. (SIC: Groups 40, 42) (Amended 1984, Ord. 2206; 1985, ORD. 2238))

Vehicle Storage

Service establishments primarily engaged in the business of storing operative cars, buses and other motor vehicles. Includes both day

use and long-term public and commercial garages, parking lots and structures, except when accessory to a principal use. Does not include wrecking yards (classified in "Recycling and Scrap") or farm equipment storage (classified in "Storage Yards and Sales Lots"). (SIC: Group 752)

Warehousing

Establishments primarily engaged in the storage of farm products, furniture, household goods, or other commercial goods of any nature for later distribution to wholesalers and retailers. Does not include warehouse facilities where the primary purpose of storage is for goods for wholesale distribution. Does not include terminal facilities for handling freight (classified in "Vehicle and Freight Terminals"). Also includes warehouse, storage or mini-storage facilities offered for rent or lease to the general public.

Waste Disposal Sites

County-approved or operated refuse dumps, sanitary landfills and other solid waste disposal facilities of a terminal nature, where garbage, trash or other unwanted materials are abandoned, buried or otherwise discarded with no intention of re-use. This definition does not include disposal sites for toxic or radioactive waste materials.

Water Wells and Impoundment

Water extraction uses or structures for domestic or agricultural use including wells, ponds, water tanks and distribution facilities.

Wholesaling and Distribution

Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products. (SIC: Group 50, 511-516, 518, 519)

E. ALLOWABLE LAND USES IN THE COASTAL ZONE

The following charts (Coastal Table 0) list uses of land that may be established in the land use categories shown by the LUE area plans in the coastal zone. After determining what land use category and combining designation applies to a particular property, the chart can be used to find what uses are allowable. The chart will also show where to look in the Coastal Zone Land Use Ordinance to find the standards that apply to the planning and development of such land uses, as well as what permit is needed before a use can be established.

IMPORTANT: When determining the land use category and combining designation (if any) applicable to a particular property, also check the planning area standards and any policies from the Local Coastal Program Policy Document that may apply to the property. (Planning area standards can be found in the LUE area plan that covers the part of the county containing the property in question. The LCP Policy Document may include additional requirements or standards affecting the type of development proposed.) Those standards may limit the uses allowed by the following charts, or set special permit requirements for a particular land use category, community or area of the county.

The column headings at the top of the charts are the land use categories, and the left column lists land uses, grouped under general headings. When the proposed land use is known, reading across the columns will show where the use is allowable. If a proposed use doesn't seem to fit the general land use headings, the definitions of uses in Section D of this chapter can help determine the proper group of uses to look under. A particular use of land need not be listed in the use definitions to be allowable. If a proposed use is not specifically mentioned, the planning director will, upon request, review a proposed use and identify the listed use it is equivalent to, as described in Chapter 2 of this document.

The letter "A" on the chart means that the corresponding use in the left column is "Allowed" in that land use category, if consistent with the LUE, LCP and other applicable regulations. Though some uses with an "A" in various categories (such as crop production) are identified in the Coastal Zone Land Use Ordinance as requiring no permit, in most cases the "A" means a use can be established with a plot plan approval as part of a building permit (or more intensive permit process if required by the CZLUO based on the size of the use), subject to the Coastal Zone Land Use Ordinance standards that must be considered in planning and developing a use.

The letter "S" means that a use is allowable in a particular land use category only when special standards or permit procedures are followed. The number after the "S" refers to the key following the charts, which explains where to look in the Coastal Zone Land Use Ordinance to find the special standards. A "PP" means that the use is principally permitted and encouraged over non-principally permitted uses. A blank space in a land use category column means the corresponding use on the left side of the chart is not allowable in that land use category.

KEY TO COASTAL TABLE 0

USE STATUS

DEFINITION

- A Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.
- S Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
- PP Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

"S" NUMBER

APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT

- | | | |
|----|-------------|--|
| 1 | 23.08.120 b | MISCELLANEOUS USES |
| 2 | 23.08.120 a | MISCELLANEOUS USES |
| 3 | 23.08.040 | AGRICULTURAL USES |
| 4 | 23.08.060 | CULTURAL, EDUCATIONAL & RECREATIONAL USES |
| 5 | 23.08.080 | INDUSTRIAL USES |
| 6 | 23.08.100 | MEDICAL & SOCIAL CARE FACILITIES |
| 7 | 23.08.140 | OUTDOOR COMMERCIAL USES |
| 8 | 23.08.160 | RESIDENTIAL USES |
| 9 | 23.08.170 | RESOURCE EXTRACTION |
| 10 | 23.08.200 | RETAIL TRADE |
| 11 | 23.08.220 | SERVICES |
| 12 | 23.08.260 | TRANSIENT LODGINGS |
| 13 | 23.08.280 | TRANSPORTATION, UTILITIES & COMMUNICATION |
| 14 | | Uses are allowable in the Open Space land use category on privately-owned land subject to Coastal Zone Land Use Ordinance Section 23.08.120a in addition to the special standards in Chapter 23.08, only when authorized by a recorded open space agreement executed between the property owner and the county. On public lands, uses designated are allowable subject to Coastal Zone Land Use Ordinance Section 23.08.120b, in addition to the special standards found in Chapter 23.08. |

- 15 Listed processing activities are allowable in the Rural Lands and Agriculture land use categories only when they use materials extracted on-site pursuant to Coastal Zone Land Use Ordinance Section 23.08.120a, or when applicable, the Coastal Zone Land Use Ordinance Surface Mining Standards, Section 23.08.180 et. seq.
- 16 23.08.020 ACCESSORY USES
- 17 23.08.240 TEMPORARY USES
- 18 23.08.050 INTERIM AGRICULTURAL USES
- 19 23.08.300 WHOLESALE TRADE

ALLOWABLE USES

LAND USE CATEGORIES

LOCAL COASTAL
PLAN

COASTAL
TABLE 'O'

USE GROUP

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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AGRICULTURE															
Ag Accessory Structures	100	S-3-PP	S-3-PP	S-3-PP	S-3	S-3	S-3					S-3	S-3	S-3	S-14
Ag Processing	100		S-3	S-3		S-1						S-3	A		
Animal Raising & Keeping	101	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3
Aquaculture	101		S-3	S-3		S-3						S-3-PP	S-3-PP		
Crop Production & Grazing	105	PP	PP	PP	A	A	S-18	S-18	S-18	S-18	S-18	S-18	A	A	
Farm Equipment & Supplies	106		S-3	S-3		S-3						A	A		
Nursery Specialties															
Soil Dependent	112	S-3-PP	S-3-PP	S-3		S-3	S-3				S-3	S-3	S-3		
Non-Soil Dependent	112		S-3	S-3		S-3	S-3				S-3	S-3	S-3		
Specialized Animal Facilities	119	S-3	S-3-PP	S-3	S-3	S-3	S-3	S-3		S-3	S-3	S-3	S-3	S-3	

<u>COMMUNICATIONS</u>															
Broadcasting Studios	102									A	A	A	A	A	
Transmission & Receiving Facilities	121		A	A		A					S-1	S-1	A	A	S-14

LAND USE CATEGORIES

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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USE GROUP

<u>CULTURAL, EDUCATION & RECREATION</u>															
Amusements & Recreation Services	101			S-4					S-4	A	S-4		A		
Cemeteries & Columbariums	103				S-4	S-4							S-4		
Churches	104			S-4		S-4	S-4	S-4	S-4						
Coastal Accessways	104	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Drive-In Theaters	105										S-4	S-4			
Libraries & Museums	109			S-2	S-1				A	A			PP		
Marinas	110			S-1-PP							S-1		S-1-PP		
Membership Organization Facilities	111			S-1				S-1	A	A	A	A			
Off-Road Vehicle Courses	113			S-1	S-1										
Participant Sports & Active Recreation	114			S-4-PP	S-4	S-4	S-4	S-4			S-4		S-4		
Passive Recreation	114			S-1-PP											S-14-PP
Public Assembly & Entertainment	116			A					A	A	A		A		
Rural Sports & Group Facilities	118	S-4	S-4	S-4	S-4-PP	S-4	S-4						S-4		
Schools - Business & Vocational	118					S-4	S-4		A	A	A	S-4	S-4		
Schools - College & University	118								A				PP		
Schools - Pre thru Secondary	118			S-4		S-4	S-4	S-4	S-4				S-4-PP		
Social Service Organizations	119								PP	A	A	S-1	S-1		
Sports Assembly	120										S-1	S-1	S-1		
Temporary Events	121			S-17	S-17	S-17			S-17	S-17	S-17	S-17	S-17		

LAND USE CATEGORIES

USE GROUP

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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MANUFACTURING & PROCESSING														
Apparel & Finished Products	101										A	PP		
Chemical Products	103											S-5-PP		
Collection Stations	104			S-5		S-5	S-5		S-5	S-5	S-5	S-5-PP	S-5	
Concrete, Gypsum & Plaster Products	104											PP		
Electrical Equipment, Electronic & Scientific Instruments	105										PP	A		
Food & Kindred Products	107										S-5	PP		
Furniture & Fixtures	107										A	PP		
Glass Products	108											PP		
Lumber & Wood Products	110											PP		
Machinery Manufacturing	110											A		
Metal Industries, Fabricate	111										A	A		
Metal Industries, Primary	111											S-1-PP		
Motor Vehicles & Transportation Equipment	112											S-1-PP		
Paper Products	114											A		
Paving Materials	114											PP		
Petroleum Refining & Related Industries	115											S-5-PP		
Plastics & Rubber Products	115											S-1-PP		
Power Generating Plants	116			S-1		S-1					S-1	S-1-PP	S-1	
Printing & Publishing	116									S-11	PP	A		
Recycling & Scrap	117										S-5	S-5-PP	S-5	

LAND USE CATEGORIES

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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USE GROUP

MANUFACTURING & PROCESSING

Small Scale Manufacturing	119										PP	PP		
Stone & Cut Stone Products	120										A	PP		
Structural Clay & Pottery - Related Production	120											PP		
Textile Mills	121											PP		

RESIDENTIAL USES															
Caretaker Residence	103	S-16		S-16-PP	S-16	S-16	S-16			S-16	S-16	S-16	S-16	S-16	S-14
Farm Support Quarters	106	S-16	S-16	S-16											
Home Occupations	109	S-16-PP	S-16-PP	S-16-PP		S-16-PP	S-16-PP	S-16-PP	S-16-PP	S-16	S-16	S-16	S-16	S-16	
Mobile Home Developments	112				S-8		S-8	S-8	S-8-PP						
Mobile Homes	112			S-8	S-8	S-8	S-8							S-8	
Multi-Family Dwellings	112				S-8				PP	S-8	S-8				
Nursing & Personal Care	113						S-6		S-6	A	S-6			A	
Organizational Houses	114			S-8		S-8	S-8		S-8	S-8		S-8			
Residential Accessory Uses	117		S-16	S-16-PP	S-16	S-16-PP	S-16-PP	S-16-PP	S-16-PP	S-16	S-16	S-16	S-16	S-16	
Residential Care	117			S-6		S-6	S-6	S-6	S-6	S-6				A	
Secondary Dwelling Units	118					S-16	S-16	S-16	S-16						
Single Family Dwellings	119	S-16	S-16-PP	PP	S-2	PP	PP	PP	PP	S-8	S-8				
Temporary Dwelling	120	S-17-PP	S-17-PP	S-17-PP	S-17	S-17-PP	S-17-PP	S-17-PP	S-17-PP	S-17	S-17	S-17	S-17	S-17	

LAND USE CATEGORIES

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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USE GROUP

<u>RESOURCE EXTRACTION</u>														
Fisheries & Game Preserves	107			A	A	A								S-14
Forestry	107			A	A	A	A							
Mining	111		S-9	S-9									S-9	S-14
Petroleum Extraction	115		S-9	S-9		S-9	S-9				S-9	S-9	S-9	
Water Wells & Impoundments	122	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9

<u>RETAIL TRADE</u>														
Auto, Mobile Home & Vehicle Dealers & Supplies	102										S-7	S-7		
Building Materials & Hardware	103									S-10-PP	PP	A		
Eating & Drinking Places	105				S-10-PP	S-10	S-10		A	PP	A	S-1		
Food & Beverage Retail Sales	107				S-10-PP	S-10	S-10	S-10	S-10	PP	A	S-2		
Fuel & Ice Dealers	107										S-5	S-5-PP		
Furniture, Home Furnishings & Equipment	108									PP	A			
General Merchandise Stores	108				S-1-PP					PP	A			
Mail Order & Vending	110									PP	PP	A		
Outdoor Retail Sales	113			S-7		S-7	S-7		S-7	S-7	S-7	S-7	S-7	
Roadside Stands	117		S-3			S-3	S-3							
Service Stations	118				S-10					S-10-PP	S-10-PP	S-10		

LAND USE CATEGORIES

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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USE GROUP

<u>SERVICES</u>														
Auto & Vehicle Repair & Service	102										S-10-PP	S-11-PP	S-11	
Business Support Services	103										PP	A		
Contract Construction Services	104										PP	A		
Correctional Institutions	105												S-1-PP	
Financial Services	106				S-2				PP	PP				
Health Care Services	109								PP	A			A	
Laundries & Dry Cleaning Plants	109										PP	PP		
Offices	113								PP	A	A	A	A	
Offices, Temporary	113					S-17	S-17	S-17	S-17	S-17-PP	S-17	S-17	S-17	S-17
Personal Services	114						S-11	S-11	A	PP	A			
Public Safety Facilities	116			S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1-PP	
Repair Services (Consumer)	117										S-11	PP	A	
Storage, Accessory	120			S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-14
Storage Yards & Sales Lots	120											S-7	S-7	S-7
Temporary Construction Yards	120			S-17		S-17	S-17	S-17	S-17		S-17	S-17	S-17	
Waste Disposal Sites	122			S-1								S-1	S-1-PP	

<u>TRANSIENT LODGINGS</u>														
Hotels & Motels	109				S-12-PP					S-12	S-12-PP	S-12		S-12
Recreational Vehicle Parks	116				S-12-PP									

LAND USE CATEGORIES

DEFINITION OF USE ON PAGE	AGRICULTURE PRIME SOILS	AGRICULTURE NON-PRIME SOILS	RURAL LANDS	RECREATION	RESIDENTIAL RURAL	RESIDENTIAL SUBURBAN	RESIDENTIAL SINGLE FAMILY	RESIDENTIAL MULTI-FAMILY	OFFICE & PROFESSIONAL	COMMERCIAL RETAIL	COMMERCIAL SERVICE	INDUSTRIAL	PUBLIC FACILITIES	OPEN SPACE
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USE GROUP

<u>TRANSPORTATION</u>														
Airfields & Landing Strips	100	S-13	S-13	S-13		S-13				S-13		S-13	S-13	S-13-PP
Harbors	108													S-1-PP
Marine Terminals & Piers	111				S-1							S-1	S-1	S-1-PP
Pipelines & Power Transmission	115	S-13	S-13	A	S-13	A	S-13	S-13	S-13	S-13	S-13	S-13	A	A
Public Utility Centers	116			S-1		S-1	S-1	S-1	S-1	S-1	S-1	A	A	PP
Transit Stations & Terminals	121									S-2	S-2	S-2	A	A
Truck Stops	121											A	A	
Vehicle & Freight Terminals	121											A	A	
Vehicle Storage	122				S-13					S-13	S-13	A	A	A

<u>WHOLESALE TRADE</u>														
Warehousing	122			S-19								PP	A	A
Wholesaling & Distribution	122											PP	A	

CHAPTER 8: COMBINING DESIGNATIONS AND PROPOSED PUBLIC FACILITIES

A. COMBINING DESIGNATIONS

Purpose

Combining designations identify areas with characteristics that are either of public value, or are hazardous to the public. The special location, terrain, man-made features, plants or animals of these areas create a need for more careful project review to protect those characteristics, or to protect public health, safety and welfare. Combining designations are established to achieve the following:

1. To relate intensity of development to the sensitivity of natural resources or other environmental features to minimize adverse environmental impacts.
2. To preserve the natural beauty and topography of the county by encouraging intensive development only where appropriate with regard to those natural features.
3. To promote preservation of the historic character of the county and to ensure that new development in historic areas is compatible with historic preservation.
4. To reduce risks to life and property through proper location and design of structures within areas subject to man-made or natural hazards, such as: airports; flooding; or geologic hazards, including active faulting, landsliding, or liquefaction.
5. To inform developers, owners and prospective buyers of property about potential flood or geologic hazards, supporting reduction of future demands for publicly funded flood control, landslide stabilization and emergency aid.
6. To enhance property values and increase economic benefits to the county by promoting the tourist trade and interest in the historic, scenic and environmental amenities of the county.
7. To recognize the importance of continuing availability of mineral and energy resources by avoiding land use decisions which may inhibit the continuing viability of energy and extractive operations and result in unnecessary or premature termination of the use of such resources.
8. To identify the coastal zone and areas within the coastal zone where shoreline access is important.
9. To identify sensitive coastal resources such as archaeologically sensitive areas, wetlands, coastal streams, and habitats.

10. To recognize visitor-serving priority areas in the coastal zone.

Summary of Designations

The LUE uses the following 14 combining designations:

AR Airport Review: Applied to areas identified in the various county airport land use plans where proposed developments receive special review (to avoid land uses incompatible with airport operations), as well as areas within airport approach and departure patterns.

ARCH-SEN Archaeologically Sensitive Area: Applied to areas of known or suspected archaeological resources. Urban areas are mapped on combining designation maps while rural areas are shown on a separate confidential parcel listing. See also Sections 23.07.106 and 23.05.140 of the Coastal Zone Land Use Ordinance for specific standards and procedures.

CA Coastal Access: Locations of existing or proposed public access to the shoreline. See Section 23.04.420 of the Coastal Zone Land Use Ordinance for standards and procedures, and circulation maps in the respective Land Use Element planning area documents for access locations.

GSA Geologic Study Area: Applied to: areas identified in the Alquist-Priolo Geologic Hazard Zones Act as "Special Studies Zone" (Public Resources Code Section 2622); to areas within urban and village reserve lines subject to "moderately high to high" landslide risk or liquefaction potential (as identified in the Seismic Safety Element of the county general plan); and to lands outside urban reserve lines subject to high landslide risk potential (also according to the Seismic Safety Element).

FH Flood Hazard: Applied to flood-prone areas identified through review of available data from various federal, state, or local agencies. Also includes flood elevations of existing lakes and reservoirs.

H Historic Site: Applied to areas of unique historical significance.

SRA Sensitive Resource Area: Applied to areas having high environmental quality and special ecological or educational significance. In the coastal zone, the SRA also includes four types of environmentally sensitive habitats: wetlands, streams, terrestrial and marine habitats.

Wetlands: Applied to lands that may be covered by shallow water, including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mud flats and fens.

Coastal Streams and Riparian Vegetation: Applied to stream courses and adjoining riparian vegetation as shown on U.S.G.S. quadrangle maps.

Terrestrial Habitats: Applied to sensitive plant or animal habitats within land areas.

Marine Habitats: Applied to sensitive habitat areas for marine fish, mammals and birds.

- LCP Local Coastal Program: Applied to areas of the county within the coastal zone, to which the Local Coastal Program applies.
- EX Energy or Extractive Area: Applied to areas where oil, gas or mineral extraction occurs, is proposed, or where the State Geologist has identified petroleum or mineral reserves of statewide significance; and areas of existing or proposed energy-producing facilities.
- V Visitor-Serving priority Area: Applied to areas designated by the LUE as Commercial Retail or Recreation, that presently or are proposed to serve tourists and visitors to the coast in the Local Coastal Program and LUE. In such areas, visitor-serving uses have priority over non-visitor serving uses, but not over agriculture or coastal dependent uses.

The combining designations are applied through both the text and maps of the LUE, and are used in together with the basic land use categories to guide future land use patterns. The designations are applied to the unincorporated portions of the county as detailed in the area plans.

Description of Designations

The following are descriptions and purposes of the combining designations, and general objectives to guide development in each (implemented through Chapter 22.07 of the Land Use Ordinance and 23.07 of the Coastal Zone Land Use Ordinance). The objectives in this chapter are not to be used in evaluating individual development projects or land divisions for consistency with the general plan. Instead, these objectives are policy basis for the detailed combining designation standards in Chapter 22.07 of the Land Use Ordinance or Chapter 23.07 of the Coastal Zone Land Use Ordinance. Additional requirements may be applied to a project in a combining designation by localized standards in the area plan. If standards in the LUE area plans differ from or conflict with those in the applicable Land Use Ordinance, the Land Use Element takes precedence.

AR - AIRPORT REVIEW

Purpose:

- a. To implement Federal Aviation Administration regulations by allowing only those land uses which would not generate hazards or obstructions to aircraft operations in the vicinity of an airport. Hazards which must be avoided include excessive height of buildings and structures; electrical interference with radio communications; glare from night lighting which could impair the ability of flyers to distinguish airport lights from others; and glare in the eyes of flyers from reflective building surfaces.
- b. To establish compatible land uses adjacent to an airport, as determined by the airport land use plans adopted by the county Airport Land Use Commissions.
- c. To reflect land uses on county airport property as contained in adopted airport development plans.
- d. To provide supplementary application procedures and development standards for projects located within the Airport Review area to support the establishment of new land uses which maximize compatibility with airport operations.

General Objectives: The Land Use Ordinance and Coastal Zone Land Use Ordinance provide detailed criteria for the review of projects proposed in the Airport Review area combining designation to achieve the following objectives:

- a. Projects located within the Airport Review combining designation must be found compatible with the policies of the applicable adopted airport land use plan.
- b. Projects within the Airport Review area must meet FAA Part 77 regulations. Projects will be reviewed for compliance with those regulations prior to issuance of any county permit.
- c. Proposed new facilities located on the site of the Oceano and San Luis Obispo County airports will be approved only when compatible with the respective adopted airport development plans.

ARCH-SEN - ARCHAEOLOGICALLY SENSITIVE AREAS

Purpose:

- a. To implement Section 30244 of the California Coastal Act and the Local Coastal Program Policy Document that recognize and protect archaeological resources as coastal resources.
- b. To establish clear procedures and criteria for development that occurs in archaeologically sensitive areas in the coastal zone.

General Objectives: The Coastal Zone Land Use Ordinance Sections 23.07.106 and 23.05.140 establish procedures and criteria for development within the combining designation to achieve the following objectives:

- a. Development of information prior to commencement of construction by using a record's check or site survey if necessary to avoid construction delays.
- b. Where a project may disturb archaeological resources, reasonable alternatives and mitigation measures can be explored prior to site development.

CA - COASTAL ACCESS

Purpose:

- a. To identify areas where existing public access to the shoreline exists.
- b. To identify proposed access points recommended by the Local Coastal Program and Land Use Element.
- c. To identify other areas that may be considered for public acquisition or required by conditions of approval as new development occurs.
- d. To implement the public access component of the county's Local Coastal Program as required by Section 30530 of the California Coastal Act.

General Objectives: Coastal Zone Land Use Ordinance Section 23.04.420, Public Access Required sets forth definitions, procedures, and criteria regarding protection of existing access and when new accessways will be required.

- a. The access arrows shall be used for planning purposes only.
- b. When development is proposed at or near the location of an access arrow on the combining designation maps, the project review should consider the effects of the development on the access location, and need for restoration or improvement of the accessway at that location, in addition to any other requirements.
- c. The access arrows should also be used by public agencies to locate and prioritize the need for new public acquisitions of coastal accessways.
- d. The access arrows do not indicate any right of public use of private property.

GSA - GEOLOGIC STUDY AREA

Purpose:

- a. To implement provisions of the California Public Resources Code (Chapter 7.5, Division 2, known as the Alquist-Priolo Geologic Hazard Zones Act) requiring the State Geologist to delineate Special Studies Zones encompassing all potentially and recently active faults in California that constitute a potential hazard to structures from surface faulting, which require the county to exercise specified approval authority for new real estate developments and structures, and the intent of the act. It is the policy of the county that the Alquist-Priolo Geologic Hazard Zone Act, the policies and criteria established and adopted by the State Mining and Geology Board, and the Special Studies Zones maps of the State Geologist that affect the county, are part of this Land Use Element.
- b. To be applied to areas of high landslide risk potential, as identified in the Seismic Safety Element, and on lands outside of urban reserve lines.
- c. To be applied to areas of moderately high and high landslide risk potential (as identified in the Seismic Safety Element) within urban reserve lines.

General Objectives: The Land Use Ordinance and Coastal Zone Land Use Ordinance should provide detailed criteria for the review of projects proposed in the Geologic Study Area combining designation to achieve the following objectives:

- a. Structures for human occupancy are not to be constructed over an active fault area (identified by the Alquist-Priolo Geologic Hazards Zone Act Maps of the San Andreas Fault, on file in the Planning Department), without county review and approval.
- b. Proposed projects in the Geologic Study Area are subject to site-specific soil and geologic evaluations by a registered civil engineer or engineering geologist (as appropriate) as to the suitability of the site for development in accordance with the Land Use Ordinances.

FH - FLOOD HAZARD

Purpose:

- a. To encourage land development that is designed to minimize adverse effects on drainage ways and watercourses.
- b. To avoid damage to property improvements through flood inundation; destruction of natural resources; loss of water retention facilities, open space and wildlife habitats; and impairment of public and private water supplies.
- c. To encourage a coordinated land and water management program which will support non-structural land uses in flood-prone areas.

- d. To support location of permanent structures and other artificial obstructions to not adversely restrict water flow.

General Objectives: The Land Use Ordinance and Coastal Zone Land Use Ordinance should provide detailed criteria for the review of projects proposed in the Flood Hazard combining designation to achieve the following objectives:

- a. Projects in designated portions of flood areas should not be constructed, moved, or remodeled so as to result, directly or indirectly, in adverse stream channel alteration, or diminish the capacity of a designated stream course. In addition:
 - 1. The utility and service structures such as water and sanitation pipelines, roads, bridges, and similar facilities should include features for protection from design flood water damage.
 - 2. The ground floor of all commercial, industrial, and residential structures should be located at least one foot above the 100 year storm flood profile level, and should be situated to allow any necessary channel and vegetation maintenance.
 - 3. Special design measures may be required to protect structures from bank erosion and to insure public safety. No use should be permitted that would increase the amount of potentially-damaging materials in downstream flood flows or increase flood hazards to neighboring properties.
 - 4. Areas of highest flood hazard should remain undeveloped in accordance with the principles of the Federal Flood Insurance Program.
- b. Proposed projects should be designed with consideration for natural site features, with particular attention to the following:
 - 1. Substantial physical features should be preserved, and natural vegetation (including individual trees and groves) and land contours retained wherever feasible.
 - 2. Necessary vegetation removal and grading should occur in ways which minimize soil erosion. Seeding and mulching, or other appropriate stabilization measures should be used to protect disturbed land following construction.
 - 3. Topsoil should not be removed from a site except where development is actually proposed. Topsoil in these areas should be distributed on the site to provide a suitable base for landscaping after construction.
- c. Projects in the Flood Hazard combining designation should be designed so they will not:

1. Adversely increase the height or duration of flood water in or along a designated streamcourse beyond county engineering standards, or cause danger to life or property.
 2. Result in incompatible land uses, nor be detrimental to the protection of surface and groundwater supplies.
 3. Increase the county financial burdens through increasing the floods and overflows of water along the designated streamcourse.
- d. Emergency work and normal maintenance and repair are exempted from the above standards.

H - HISTORIC SITE

Purpose:

- a. To enhance and perpetuate the use of structures, sites, and areas which are:
 1. Reminders of past eras, events, and persons important to local, state, or national history; or
 2. Representative of past architectural styles; or
 3. Are area landmarks in the history of architecture which are unique and irreplaceable assets to the county; or
 4. Are features which provide present and future generations with examples of the physical surroundings in which past generations lived.
- b. To promote the development and maintenance of appropriate settings and environments for such structures.
- c. To promote the enhancement of property values, the stabilization of neighborhoods, communities and rural areas of the county and the promotion of tourism.
- d. To promote the enrichment of human life in its educational and cultural dimensions.

General Objectives: The Land Use Ordinance and Coastal Zone Land Use Ordinance should provide detailed criteria for the review of projects proposed in the Historic Area combining designation to achieve the following objectives:

- a. Design review should be required for the construction, alteration or repair of any structure with an Historic designation.
- b. A project should not be approved if the project would adversely affect the character or setting of the historic area.

- c. Projects within or near the Historic designation should be designed with consideration for the architectural style, design, arrangement, exterior finishes and other features characteristic of the historic site.

SRA - SENSITIVE RESOURCE AREA

Purpose:

- a. Identify areas of high environmental quality, including but not limited to important geologic features, wetlands and marshlands, undeveloped coastal areas and important watersheds.
- b. Enhance and maintain the amenities accruing to the public from the preservation of the scenic and environmental quality of San Luis Obispo county.
- c. Provide for review of proposed alterations of the natural environment and terrain in areas of special ecological and educational significance.
- d. To identify for the purposes of the Land Use Element areas defined as "Scenic and Sensitive Lands" in the county Open Space Plan, or areas with unique or endangered resources as identified by local, state, or federal governments.
- e. To identify environmentally sensitive habitats in the coastal zone as coastal resources protected by the California Coastal Act. Such areas include wetlands, coastal streams and riparian vegetation, terrestrial (land) habitats and marine habitats.

General Objectives: The Land Use Ordinance and Coastal Zone Land Use Ordinance should provide detailed criteria for the review of projects proposed in the Sensitive Resource Area combining designation to achieve the following objectives:

- a. Buildings and structures should be designed and located in harmonious relationships with surrounding development and the natural environment.
- b. Buildings, structures and plant materials should be constructed, installed or planted to avoid unnecessary impairment of scenic views.
- c. Potentially unsightly features should be located to be inconspicuous from streets, highways, public walkways and surrounding properties; or effectively screened from view.
- d. Natural topography, vegetation and scenic features of the site should be retained and incorporated into proposed development.
- e. Environmentally sensitive habitats should be identified and protected by construction setbacks, use limitations, and other appropriate regulations.

LCP - LOCAL COASTAL PROGRAM

Purpose:

- a. To comply with the California Coastal Act of 1976 by identifying the boundaries of the coastal zone as defined in the Coastal Act where the Local Coastal Program is applicable.
- b. To encourage the protection of coastal resources for the benefit of present and future generations.
- c. To identify areas where shoreline access is existing, proposed or needed, and to identify sensitive coastal resources and appropriate visitor-serving priority areas.
- d. To identify the portion of the county where the programs, policies, standards and procedures for the protection of coastal resources enacted in the Local Coastal Plan and Coastal Zone Land Use Ordinance are applicable.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Local Coastal Program combining designation to achieve the following objectives:

- a. Areas defined on the official Land Use Element maps as the Local Coastal Program combining designation reflect the coastal zone boundary established by the 1976 Coastal Act.
- b. Policies, implementing programs, and standards adopted by San Luis Obispo County and certified by the California Coastal Commission apply to the area of the county within the LCP combining designation.

EX - ENERGY OR EXTRACTIVE AREA

Purpose:

- a. To identify areas where mineral or petroleum extraction occurs, is proposed to occur, or where petroleum or mineral reserves of state-wide significance exist, as defined by the State Geologist.
- b. To protect existing extraction areas so that land uses incompatible with continuing extraction activities will not be developed on adjacent properties.
- c. To protect existing energy production areas and regional production facilities so that incompatible uses will not be developed on adjacent properties such that the energy production facilities may become dangerous or detrimental to public health and safety.
- d. To protect energy production areas from encroaching urban development or other incompatible land uses that may hinder their continued operation.

General Objectives: The Land Use Ordinances should provide detailed criteria for the review of projects proposed in the Energy or Extractive Area combining designation to achieve the following objectives:

- a. Proposed projects should require an amendment to the Land Use Element to apply this combining designation to the primary designation, and comply with the standards of the Land Use Ordinance.
- b. Extraction operations and energy production facilities should be established in areas designated as Scenic and Sensitive lands in the adopted Open Space Plan only when the need for a particular resource or facility location is determined by the Board of Supervisors to outweigh the value of the scenic and sensitive land resource. Scenic and Sensitive lands should be subject to extraction operations or energy facility development only when no feasible alternative sites are available.
- c. Extraction operations and energy facilities should be provided with adequate buffering and screening from adjacent land uses.
- d. Applications for proposed extraction operations should include plans for preserving the long-term productivity of the site as well as site restoration after termination of extraction operations.
- e. Extraction site access routes should not create nuisances or hazards for adjacent properties.
- f. Wherever possible, oil and gas drilling, production and processing should be in consolidated locations, rather than spread out over numerous sites.
- g. Exploratory gas and oil wells should be subject to review procedures separate from those for development/production operations.

V - VISITOR-SERVING PRIORITY AREA

Where used, the visitor-serving priority area overlay applies to the entire contiguous Commercial Retail or Recreation land use category as shown on the official maps of the Land Use Element.

Purpose:

- a. To implement Sections 30220 to 30224 of the California Coastal Act and the Recreation and Visitor-Serving policies of the Local Coastal Program and Land Use Element.
- b. To recognize the statewide priority to protect and enhance public opportunities for coastal recreation.
- c. To recognize certain areas designated in the Commercial and Recreation land use categories in the coastal zone as priority areas to serve tourists and visitors to the coast.

- d. To give priority for visitor-serving uses allowed by the Land Use Element in "V" overlay areas over non-visitor serving uses, but not over agriculture or coastal dependent uses.

Objectives:

- a. Development proposals shall be reviewed for consistency with LCP Recreation and Visitor-Serving policies in the Land Use Element.

B. PROPOSED PUBLIC FACILITIES

Purpose

Because population growth and land development create increased demands for public services and their delivery systems, it is important to anticipate needs for the construction and expansion of new public facilities. It is appropriate for the LUE to suggest locations for new public facilities because the other policies of the LUE will be a major determinant of where new public facilities will be needed. The timing, financing, design and construction of such facilities can be subsequently accomplished through capital improvement programs. Recommended locations for proposed public facilities are shown by symbols on the combining designation maps in the LUE area plans.

Location Criteria

Symbols for the location of proposed public facilities are not site-specific. When shown on area plan maps, they denote a general area rather than a particular property. A proposed facility can be established at any location within a specified distance of the symbol and still be found consistent with the Land Use Element. The various public facilities corresponding to the map symbols (and the radius within which facilities should generally be located) are shown in Table P.

TABLE P

LOCATION CRITERIA FOR PROPOSED PUBLIC FACILITIES

<u>Proposed Facility</u>	<u>Location Radius</u>
College	1 mile
Elementary School	1000 feet
Fire and Police Facilities	1000 feet
Government Facility	1000 feet
High School	1/2 mile
Jr. High School	1/2 mile
Park	1000 feet
Sewage Treatment Facilities	1/2 mile
Sewage Waste Facilities	1/2 mile
Water Treatment Facilities	1/2 mile

Site Selection

The symbols for proposed public facilities are applied over a basic land use category. As uses are developed in an area it is possible that site options available for locating new facilities could be limited or lost unless review of day-to-day development proposals considers where public facilities are proposed. For properties within the location radius of a proposed public facility as specified in the previous table, the following process applies:

1. If a property owner initiates a development application, the Planning Department will notify the appropriate agency (i.e., school district where a proposed school symbol is shown on the map), that the application has been received.
2. The agency has 14 calendar days to respond and indicate whether they intend to purchase the property for the proposed public facility, and to immediately initiate negotiations for purchase.
3. If the agency response is negative, the application will be processed under normal Land Use Ordinance provisions, and the Planning Department notifies the Board of Supervisors that the property is being developed and that one possible location for the proposed public facility is eliminated.
4. If the agency response is positive, development application processing will be postponed for a period of 60 days to provide time for negotiations between the affected agency and the property owner. Processing will be resumed after 60 days, upon written request by the applicant or upon notification from the affected agency that negotiations were unsuccessful.
5. If all available potential sites for the proposed public facility are eliminated by this process the Planning Department will ask the Board of Supervisors to initiate an amendment to the LUE to determine a new location for the proposed public facility.

Development Guidelines

The following development guidelines address specific types of public facilities. The actual design of a facility will be determined by specific building programs and site constraints, and may necessarily vary from these general guidelines. Public facilities not discussed will have development guidelines defined through special studies in conjunction with capital improvement programs. Guidelines for solid waste disposal facilities are in the adopted county Solid Waste Management Plan.

Fire Protection and Rescue Facilities

The purpose of fire and rescue services is to save lives, limit injuries, suppress and prevent fires and to provide specialized rescue services. These guidelines mainly address the needs of base facilities in urban settings, though the location and response time criteria

are applicable countywide. Rural fire protection needs are met in particularly remote areas by CDF Air Attack and by existing CDF rural fire stations. Assistance in meeting remote rural rescue needs is provided by the "Military Assistance to Safety and Traffic" program, administered locally from Hunter Liggett Military Reservation.

Location: Preference should be given to locating fire stations near areas of high fire incidence and where the potential for life and property risk is high.

Access: Urban fire stations should be located on collectors and/or arterials, but should avoid congested areas or locations where terrain features or unnecessary detours hinder rapid response.

Appropriate response time:

Urban areas - 4-6 minutes

Suburban areas - 6-7 minutes

Rural areas - 15 minutes

Site Standards: 20,000 square feet minimum, with one acre being the recommended size. Corner lots are more desirable to allow front and rear equipment entrances. Visual access from the major exit point is crucial to avoid conflicts with other vehicles. Future expansion of the facility should be planned for at the time of site acquisition.

Compatibility: Fire stations are generally acceptable in all land use categories but their visual impact on adjoining properties should be minimized through attractive landscaping, particularly in residential areas. Locations adjacent to parks or service center facilities are desirable, as well as commercial or industrial locations.

Police Service Facilities

The provision of police or public safety services is a personalized and emergency-related endeavor, primarily in crime, traffic safety, and public service situations.

Locations: Police service facilities should be located near major thoroughfares since response time is critical.

Site Standards: Dependent upon the function of the facility and proposed type of operation. Future expansion should be planned for at the time of site acquisition.

Branch Libraries

The provision of library services becomes increasingly important as the county grows. As the range of library services are broadened to include media center and information bank functions, libraries will assume far greater importance.

Location: Libraries should be located within urban or village areas and located in areas of high accessibility and visibility. They should be located on an arterial and/or collector road. Isolated locations should be avoided.

Library Size Standards (Service Area):
 10,000 pop. or less: .7-.8 sq. ft./capita
 10,000 - 50,000: .6-.65 sq. ft./capita
 50,000 +: .5-.6 sq. ft./capita

Site Objectives: The construction of new library buildings should occur on sites with a minimum area of 20,000 sq.ft., with one acre recommended. Future facility expansions should be planned at the time of site acquisition. Regional libraries require special studies for standards.

Surrounding Characteristics: Acceptable maximum noise levels should be 45 db (interior) and 65 db (exterior).

Schools and Educational Facilities

The provision of educational services is one of the most important local government services and educational facilities are serving increasingly as neighborhood and community focal points for a multitude of community activities for all age groups. The processes of site selection and design for schools should include consideration of the criteria in Table Q.

TABLE Q

SCHOOLSITE SELECTION CRITERIA

	Desired Enrollment	Desirable Site Size	Min Street Frontage	Max Noise ¹ Acceptable	Bldg. Area
E	450 - 700	10 - 15 ac	Collector	65 db	55 sq.ft./pupil
JHS	800 - 1000	20 - 30 ac	Collector	65 db	75 sq.ft./pupil
HS	2200 max	40 - 50 ac	Arterial	65 db	74-85 sq.ft./pupil
C		50 ac min	Arterial	65 db	
S	(per Land Use Ordinance)				

E = elementary school
 JHS = junior high school
 HS = high school
 C = college/university
 S = specialized institution

¹ Existing noise levels at the boundary of the proposed site, measured as described in Section 22.06.044 of the Land Use Ordinance.

Public Parks and Recreation Areas

Parklands and recreation areas are designed to serve permanent residents of the county, as well as the numerous tourists visiting the area. All existing public and private parks and recreational areas should be retained unless a suitable substitute can be provided. Wherever possible, neighborhood parks and playgrounds should be built in conjunction with public schools. Site selection for public parks should include consideration of the criteria in Table R.

TABLE R

PARK SITE SELECTION CRITERIA

<u>Type of Park</u>	<u>Acres/100 pop.</u>	<u>Site Size</u>	<u>Radius of Areas</u>	<u>Street</u>
Playground	1.5	1-5	.5 miles	local/coll
Playfields	1.5	10-15	1.5 miles	coll/art
Neighborhood	2.0	5-10	.5 miles	local/coll
Community	3.5	40-100	3.0 mile/or comm	coll/art
Regional	2.0 - 15	100-1000 varies	10.0 + miles	art

Water Supply Facilities

An adequate water supply system is a vital necessity to nearly every land use. Demand for water is generated by: urban and suburban uses; irrigated agriculture; recreational uses, including fish and wildlife; power plant cooling and energy production; environmental enhancement; water quality control and groundwater recharge; flood control; and navigation. County plans for water supply facility development are contained in the Master Water and Sewerage Element of the General Plan. Water service should not be extended beyond urban services lines where such extension would impair the adequacy of service within the USL, or where such extensions have not been programmed or are not in conformity with the general plan.

Urban and suburban uses with densities of 1 dwelling unit per 2-1/2 acres or greater should be served by a community water system. Residential rural and agricultural uses should rely upon on-site wells.

Community Sewerage and Wastewater Facilities

Wastewater treatment facilities are important to maintain domestic water quality and to protect public health and safety. Sewer service should not be extended beyond urban service lines where such extension would impair the adequacy of service within the USL or where such extension would not be in conformity with the general plan.

Facilities should be located and designed so as to minimize conflicts with surrounding uses. Heavily populated areas should be avoided in site selection.

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